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FREMONT PARK STANDARDS STUDY

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PARK STANDARDS STUDY

City of Fremont, California

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APPENDIX

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A. INTRODUCTION

Fremont's Park and Recreation Facilities and Services are a tremendous resource to the City. Major accomplishments have been made over the last few years in acquiring and developing the City's 31 existing parks.

The City has reached the midway point of its residential development. There are a number of issues at this stage regarding the City's plans for its park system which need to be addressed. Rapidly increasing park development and maintenance costs have raised questions as to the economic feasibility of some planned future park acquisitions. Problems of vandalism and misuse of some of the City's existing facilities, particularly neighborhood parks, have emphasized the need for improved park design criteria. Pressures from organized groups for additional sports facilities and resident expectations for more rapid park development reflect the need for a mid-course reevaluation of the City's physical and financial plans for park development.

This Park Standard Study was undertaken in order to (1) identify various existing and potential problems related to Fremont's park system; (2) to evaluate current standards utilized in acquiring, developing and maintaining parks; and (3) to recommend any desirable revisions to these standards and procedures which would positively respond to the problems identified.

1. Methodology

The Study was approached by generating a series of questions to be addressed:

- a. What are Fremont's existing park standards and how do they compare to national and other city standards?
- b. How does the City implement the adopted park standards?
- c. What has the City accomplished in terms of park acquisition and development?
- d. Where does Fremont stand in relation to its adopted standards: i.e., has park acquisition and development kept pace with expectations set forth by the standards? Will the standards be met at the time the City completes the the second half of its potential growth and development?
- e. What remains to be done to develop park lands already acquired, and what remains to be done to acquire and develop future parks and special facilities?
- f. What problems does Fremont have with existing parks and recreation facilities and how might they be overcome?
- g. Are the City's park standards realistic and achievable?
- h. What changes to existing park standards, procedures and policies might provide the City with a better park and recreation system in the future?

2. Summary of Conclusions of the Study

- a. The City's present Park Standards for neighborhood, community and City-wide park acquisition are high.
- b. Acquisition, development and maintenance of all future parks and recreational facilities that are now shown on the General Plan would require municipal

expenditures beyond that which can now be reasonably anticipated. Maintaining all present plans for expansion of the City's park system is considered unnecessary and economically unfeasible.

- c. Simplistic cost cutting measures, such as the deletion of all planned neighborhood or community parks, would not serve the overall interest of future residents in the City and would result in the inconsistent distribution of park lands and recreational facilities throughout the City.
- d. Consideration of deleting proposed park facilities should be made on an individual park basis and should take into account such factors as the proximity to other existing and planned parks, the population to be served, and the feasibility of development and/or maintenance.
- e. The concept, usability and design of neighborhood and community parks in particular should be more clearly defined so that user conflicts and expectations for development can be addressed in a more consistent manner.
- f. Procedures for allocating funds for park acquisition and development should be formulated with an aim toward the equitable distribution of facilities in relation to the population to be served.

3. Summary of Recommendations for the Study

- a. It is recommended that the following future parks proposed for development on the General Plan be deleted (pp. 7, 12-14, Map 1):
 - (1) Twelve neighborhood parks generally shown in the hill areas, the Northern Plains and the Central areas of the City.
 - (2) Three community parks shown in the Northern Plains, BART high density area and Warm Springs Hidden Valley.
 - (3) The Morrison Canyon and Mill Creek city-wide parks.
- b. A neighborhood park is proposed for the Centerville District on the east side of Brier Elementary School (pp. 12, 14).
- c. The Park Benefit Area and Recreation Element maps should be combined as one map and revised in conformance with the recommended park deletions and benefit district changes (pp. 3-4, 13-14, Map 2). The map should establish Community Center area boundaries to be utilized in planning community center building locations.
- d. Standards for neighborhood, community and city-wide parks contained in the General Plan Policy Text and Recreation Element should be revised to reflect as accurately as possible the actual park acreage that is to be ultimately acquired by the City (pp. 3, 12, Exhibit L).
- e. The Subdivision Ordinance should be modified to reflect the proposed General Plan standards for park land dedication. In addition, it is recommended that in-lieu fee and land dedication requirements should reflect costs of park acquisition and development for neighborhood, community, and historic parks directly serving a subdivision (pp. 3, 15).

- f. The Park Design Policy should be revised and expanded to define the concept of neighborhood and community parks and establish basic design standards for each (pp. 4, 10, Exhibit N).

B. PARK STANDARDS

The adopted City of Fremont park standards are based on the Recreation Element and are contained in the General Plan Policy Text (see Exhibit A). The general location of existing and proposed park facilities are shown on the several Area Plan maps and the Recreation Element.

Fremont's current park standards are stated in terms of acreage and travel distance requirements for neighborhood, community, city-wide and regional park facilities. The acres to be provided vary according to the density of dwelling units within the City. Medium and higher density residential developments require proportionately less park acreage per 1,000 units than do single family areas. There are two underlying assumptions behind this sliding scale: (a) the actual number of residents to be served per unit decreases as the density increases, and (b) the value of park land to be dedicated or acquired is generally greater in higher density residential areas.

A comparison of City of Fremont park standards to National Park and Recreation Association's and selected cities' standards is shown on Exhibit B. The table points out that standards vary considerably among cities and there appears to be little or no consistency in the relationships among acreage, radius and minimum park size requirements within individual City standards. Cities appear to be highly individualistic in establishing standards appropriate to their own needs and abilities.

City of Fremont acreage per population standards for neighborhood and community parks fall in the mid to low range of those shown. Fremont's radius requirements, which define maximum travel distance to neighborhood and community parks, are relatively stringent, however. Based on the one-quarter mile radius standard alone for neighborhood parks, at least twice as many neighborhood parks would be required as are now shown on the General Plan maps. This discrepancy itself suggests a need for a fresh look at the City's park plans and standards.

C. STANDARDS IMPLEMENTATION

Neighborhood and community park acquisition is principally provided for under the Subdivision Ordinance requirements for park land dedication and through Planned District and Planned Unit Development procedures. All ordinances and policies pertaining to park acquisition and neighborhood park development are contained in Exhibit C.

1. Subdivision Ordinance Procedures

The State Subdivision Map Act enables cities to adopt an ordinance requiring the dedication of land, payment of in-lieu fees, or a combination of both for park or recreational purposes. The provisions of the act require that the standards for determining the proportion of the subdivision to be dedicated are in accordance with the standards and principles of the adopted General Plan of the City and that the land or in-lieu fees collected bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision.

The amount of land which Fremont's Subdivision Ordinance requires a developer to dedicate varies in relation to the residential density of the housing to be constructed. Exhibit D illustrates the relationship between General Plan standards and the provisions

of the Park Dedication Ordinance that is required by State law. Fees in lieu of dedication are based on specific criteria, primarily the size of the subdivision involved and whether or not a park is designated in the area on the General Plan. The recently adopted fee of \$260 per single family home and \$200 per multi-family unit reflects the market value of park land which would have been dedicated. In-lieu fees are allocated to community park benefit areas to support acquisition and/or development of each community park in the City. No dedication or in-lieu fees are required for city-wide park facilities under the requirements of the Subdivision Ordinance.

2. Planned District Procedures

Under Planned District procedures, the developer may be required to dedicate a greater amount of open space, with varying improvement requirements, based upon increases in residential density. As much as 24.5 acres per thousand dwelling units of improved public open space may be required for maximum residential density increases. The Brookvale, North Gate, and Cabrillo trail parks were all acquired and improved via Planned District procedures.

3. Planned Unit Development

The Planned Unit Development Policy requires dedication of park and recreation lands equal to the area gained within a residential subdivision through the reduction of lot size below minimum ordinance requirements and through street width reductions. In addition to dedication, PUD's are required to improve the park site. Grading, trees, street improvements, and play apparatus are required, and 4/5 of the park must be improved with automatic irrigation and turf. Examples of PUD parks are the Crandall Creek and a portion of the Buena Vista neighborhood facilities.

4. Multi-Family Recreational Areas

Open space in multi-family areas is provided by the R-G zoning district (Garden Apartment Residence District), which requires 50% minimum open space. The open space may include recreational building areas and private open space such as ground level patios. Under the development policy for R-G-X districts, increased density may be granted based upon excellence in architectural design, and site planning, and open space or recreational areas to be provided by the developer. The 50% open space requirements of the R-G zoning district were adopted in October, 1975. Although no multi-family development has occurred under these requirements, it is estimated that over 60% of Fremont's multi-family developments have private recreational facilities in the form of cabanas, swimming pools, tennis courts, tot lots, etc.)

5. Park Design Policy

The City's adopted development policy for park design is oriented toward neighborhood park development. The policy contains general statements to the effect that neighborhood parks should be designed as open meadow-like areas and should be located adjacent to elementary schools whenever possible, in order to utilize school and park facilities to maximum advantage. There is no adopted policy for community, historical, and City-wide park development. Development of these parks is achieved in accordance with a final park master plan which requires approval of the Recreation and Planning Commission and adoption by the City Council.

D. EXISTING PARK ACQUISITION AND DEVELOPMENT

The City of Fremont first initiated its park acquisition program in 1959 when the Vallejo Mills, Mission San Jose, Grimmer and Patterson School parks were leased from the respective school districts. In the following 17 years, the City acquired 770 \pm additional acres of park land and spent nearly \$5,500,000 on park development. A detailed listing of existing parks and development status by benefit area is contained in Exhibit E.

1. Neighborhood and Trail Parks

With the exception of the new Buena Vista Park in Mission San Jose, which was partially acquired in 1975 with in-lieu park dedication fees, the City's 21 neighborhood and trail parks, containing 113 \pm acres, have been dedicated to the City through the Planned District and/or Planned Unit Development processes. Many neighborhood parks, particularly those acquired since 1970, have been minimally improved by the developer. City of Fremont development expenditures for neighborhood parks to date total \$345,000.

The development status of neighborhood parks is generally to old PUD standards (prior to 11/20/73 revisions), which included grading, turf, trees, irrigation, a meadow area for 2/5 of the park, and creative play apparatus. Neighborhood parks developed more recently under existing PUD standards for 4/5 of the park acreage in turf include the Rancho Arroyo and Crandall Creek parks. Booster, Lowry, Westridge, Plaza and Buena Vista Parks have been developed to Phase I status, or minimal PUD standards for the total acreage. Lone Tree Creek, Arroyo Aqua Caliente, and Highlands Parks are at present undeveloped. It is estimated that additional expenditures of \$545,000 would be required to develop all neighborhood parks to Phase I status.

2. School Parks

In addition to the four previously mentioned two-acre parks leased in 1959, the Cabrillo School Park was leased in 1971. Improvements to school parks include turf, manual irrigation and play apparatus. The City of Fremont maintains all landscaping and equipment.

3. Community Parks

Community parks have been primarily purchased by the City rather than acquired through development. At present, there are 114 acres of community parks owned by the City. Community parks range in size from the 7.6 acre Mission San Jose Park to the 34 acre Niles Community Park.

There are no officially adopted policies for community park development. Standards for Phase I completion would generally include turf, irrigation, landscaping, lighted sports fields, tennis courts, parking, pathways, picnic areas with barbeques, restroom facilities, and parking. Phase II development would include a 10,000 \pm square foot community center building, representing nearly one-half of the estimated development costs for an average community park.

The City has expended approximately \$1,135,000 for community park acquisition and an additional \$944,000 for partial development of the eight existing community parks. Only the Irvington Community Park has achieved full Phase I development status. The Los Cerritos Community Center building was constructed this year, but the active sports area of the park has not yet been developed. Niles, Centerville, Warm Springs and Mission San Jose Community Parks are at various stages of development. Master plans for development of the North Gate and Harvey park sites have been adopted. Basic landscaping

improvements are to be provided by the developer for all of Harvey Park and approximately 60% of the North Gate park site. It is estimated that an additional \$4,925,000 will need to be expended to complete Phase II development plans for existing community parks.

4. Historical Parks

The City has acquired five historical parks totalling 36± acres. The 20-acre California Nursery Historical Park in Niles was dedicated via Planned District procedures. Irvington Plaza, Williams, and Shinn Historical Parks were donated to the City. Acquisition of Vallejo Mills Park and rehabilitation of the Shinn home has amounted to \$64,750 in City expenditures to date. Clearing, restoration, and wrought iron fence construction on the California Nursery site have been accomplished through the combined efforts and expenditures of the Neighborhood Youth Corps services, Singer Development Company, the commercial nursery lease operator and the City. It is estimated that an additional \$658,000 would be needed for complete development of the City's existing historical parks.

5. Central Park

The most significant achievement of the City's park acquisition and development program is represented by Central Park, a 412± acre city-wide facility located in the Central Area. Over \$1,012,000 has been spent on acquisition and an additional \$1,700,000 for development of the park's 170 acre west side. Improvements include a community center building, Lake Elizabeth, Swim Lagoon, Boat House, Natural Science Center, outdoor pavillion, parking, landscaping and picnic areas. Phase I development of the 242 acres on the east side will include the construction of tennis courts, baseball and soccer-football fields, additional parking and restroom facilities. Phase II development plans call for turf, picnic and play areas and the expansion of Lake Elizabeth both on the east side and to the west of the Civic Center Building. The five-year parks capital improvement program for budget year 1976/77 estimates future development costs for completion of Central Park to be in excess of \$5,500,000. (This estimate does not include the planned development of a cultural arts center and theater facilities in the Civic Center/Central Park Area.)

6. Other Facilities

There are numerous open space and recreational areas in the City that are provided by other public agencies and the private sector which serve to lessen the demand for equivalent City facilities.

The East Bay Regional Park District supplies 1,200 acres for picnic, hiking, and biking use at the Coyote Hills facility in the Northern Plains. The District has recently acquired the 670± acre Starr Ranch, including Mission Peak, as a portion of the Coastal Range Peaks Preserve. Partial acquisition of the Niles/Centerville quarry area has occurred, for a planned 500± acre boating, swimming and fishing facility.

The U.S. Department of the Interior is in the preliminary stages of acquiring over 13,000 acres of Fremont's baylands for the South San Francisco Bay National Wildlife Refuge. This facility will feature an extensive trail network and several nature learning centers.

The Fremont Unified School District has thirty-five elementary, six junior high, and six high school facilities currently in operation. Elementary schools provide hard surface play areas and ballfields on the neighborhood level, while the more extensive junior high and high school facilities partially fulfill community and City-wide needs for organized sports and gymnasium activities.

Private recreational facilities in the City include three par-three golf courses; the Hidden Valley picnic park; a Little League field; several tennis courts; and eleven swim clubs, seven of which maintain open membership.

E. PLANNED PARK ACQUISITION AND DEVELOPMENT

In addition to the 781± acres of existing City park lands, there are at the present time 1,486± acres shown on the General Plan maps for future acquisition. Exhibit F shows the presently planned acreage by park type and benefit area, and the estimated acquisition and development costs for each park. The 108 acres of presently planned additional neighborhood parks are concentrated in the Northern Plains and hill areas of the City. Six additional new community parks are shown in the Central, Warm Springs, Mission San Jose and Northern Plains areas. Four city-wide open space facilities are planned in the hill areas, including a 170± acre golf course on the Niles side of the Vargas Plateau. It is estimated that it will cost over \$24,000,000 to acquire and develop all additional facilities shown on the present General Plan maps.

F. PARK MAINTENANCE

The Parks Division is responsible for maintaining all City parks, thoroughfare medians and backup treatment, and street trees. While there are no adopted City standards for minimal park maintenance levels, the impact of maintenance costs on the parks system as a whole is an important and often under-rated consideration of park standards.

The City presently maintains 300± acres of developed park lands at an average expenditure of \$1,111 per acre. In comparison, a recent survey of maintenance costs per acre of selected California cities ranged from \$1,650 to \$6,000/acre, or an average of \$3,600 per acre.

Fremont Parks Division cost estimates for minimal maintenance of existing parks at full improvement are considerably below the average levels for other cities (see Exhibits E, F, and G). Total estimated yearly maintenance costs for existing parks at full improvement are over \$1,563,000, more than double the 1976/77 parks operating budget. Cost estimates for maintaining existing neighborhood and community parks are \$310,000+ and \$265,000+, respectively. Central Park, when completed, will require the largest share of the total annual maintenance budget, \$906,400. Should all the planned future parks be acquired and improved, the City would incur an estimated additional \$1,891,000 in maintenance costs/year, representing a total of \$3,400,000 for park maintenance at ultimate development.

It should be noted that the above estimates do not include additional personnel for recreational programming who would be needed for supervised activities, nor do they include costs for additional landscaped thoroughfare medians and street tree maintenance, nor inflation.

While Fremont's expenditures per acre for park maintenance are comparatively low in relation to other California cities, the amount of acreage to be maintained is high. There are various ways of holding down present and future park maintenance costs. The Citizens Budget Advisory Committee for the Parks Division recently recommended that the City's lease agreement with the Fremont Unified School District for school parks be terminated in order to decrease current park maintenance expenditures. Future park maintenance costs could be minimized by decreasing the number and type of proposed parks. Linear parks in particular cost more to maintain, on a per acre basis, than other kinds of facilities.

G. FUNDING SOURCES, EXPENDITURES, AND ANTICIPATED REVENUES

1. Funding Sources

Dedication: Land and improvement dedication has been the major "revenue" source for neighborhood and historical parks. A variety of other funding sources has been utilized to acquire and develop Central Park and the City's eight community parks.

In-Lieu Fees: Ideally, the primary, if not sole, revenue source for acquisition and/or development of community parks is provided by the Subdivision Ordinance requirements for dedication or in-lieu fees. To date, however, the major portion of community park facilities have been funded by other means.

Exhibit H shows the revenues received by benefit area, from in-lieu dedication fees, fiscal year 1971/72 to March 1, 1976. Fees received have varied considerably by benefit area, and bear little relationship to the total monies expended within an area for park acquisition and development. For example, while the Niles area has received in-lieu fees totaling \$22,330 over the past five years, over \$561,000 has been spent for acquisition of the Niles Community Park. By comparison, total expenditures for community park acquisition in the Northern Plains area of the City has exceeded in-lieu fees received by only \$25,000. The major reason for the inconsistency is that park dedication or in-lieu fees collected in older, more developed areas of the City are not available due to the limited acreage remaining for new residential development. Much of the Niles, Irvington and Centerville Districts were developed prior to Subdivision Ordinance requirements for park land dedication.

In-lieu fees steadily increased from 1971 to 1973, but subsequently dropped due to the general decline in housing construction. Total in-lieu fees collected since 1971 were under \$600,000, less than the estimated development costs of a 12-16 acre community park.

Federal Revenue Sharing: Since 1971, the City has allocated over \$800,000 of revenue sharing monies to park acquisition and development. The bulk of this money has been spent on Central Park and the remainder for acquisition of the Warm Springs, North Gate, Los Cerritos and Centerville Community Parks. Revenue sharing funds expected by the end of the calendar year have been appropriated for general operating expenses in the City's 1976/77 Budget. A bill to extend revenue sharing for 3½ years is currently awaiting Congressional approval.

State Bonds, Federal Grants and Matching Funds: The 1973 State Park Bond Issue has provided approximately \$432,000 in park revenue to the City over the last three years. A new \$25,000,000 State program providing matching grants to local agencies to acquire and develop public parks and recreational areas has recently been legislated. The program will assure continuing State revenues to the City's park system for three years. Although the formula for distributing the funds will not be finalized until later this year, the anticipated revenues to the City are in the magnitude of \$70,000/year or \$210,000 over the three-year period. The City will be required to provide matching funds for 25% of individual project costs. Revenue sources for the City's share of the costs may include federal funds, such as Bureau of Outdoor Recreation grant for revenue sharing, Public Works project money.

Federal Bureau of Outdoor Recreation grants and State Land and Water Conservation matching funds have also been utilized for park acquisition and development. Approximately \$120,000 has been received from these sources since 1969.

Tax Over-ride Monies: In 1964, the City initiated a tax over-ride (i.e., an increase in the City tax rate) to be deposited in a special park and recreation fund for park purposes. The tax over-ride rate has varied from \$.20 to \$.40 per hundred dollars of assessed valuation and generated over \$4,380,000 in revenues from 1968 to 1974. The passage of the Reagan-Moretti Bill (SB 90) in 1973 significantly restricted the use of tax over-rides by freezing tax rates at 1973/74 levels. Current City tax rates, however, are below frozen levels, allowing a maximum City tax increase of \$.10 per hundred dollars of assessed valuation. At today's assessed valuation levels, a \$.10 over-ride would generate approximately \$430,000 per year in additional revenues to the City.

Although tax over-ride funds have been principally used for park acquisition and development, as intended, a significant amount of the monies have been allocated in recent years to cover increased park maintenance costs.

Community Service Donations: Numerous community service groups have contributed volunteer labor or funds for various park related projects. The following list, while not complete, identifies several individuals and organizations that have participated in beautification and improvement projects in Central Park; Shinn, Vallejo Mill and California Nursery Historical Parks; Los Cerritos, Warm Springs and Centerville Community Parks; North Gate Trail Park; and Marshall, Booster and Rancho Arroyo Neighborhood Parks:

Niles Rotary Club	Rotary Club of Fremont
Lions Club — Centerville	Lions Club — Central Fremont
Fremont Kiwanis Club	Demolays
Boy Scouts of America	Campfire Girls
Candle Lighters	Mission Peak Heritage Foundation
Japanese American Citizens League	Centerville Business Association
Tri-City Ecology Center	Youth Services Corps
Warm Springs Boosters	Brooks-Mathew Foundation
Marshall Park Homeowners Assn.	Rancho Arroyo Park Imp. Assn.
Northgate Homeowners Assn.	Conserve Adobe Nursery
Brookvale Homeowners Assn.	Olive Hyde
Mission Peak Kiwanis Club	Frank Serpa
George Roeding	Don Dillon
Epsilon Sigma Alpha Sorority	Jay Gomez Family
Fremont Art Association	Friends of Geoffrey Steel
Fremont Sailing Club	Washington Township Women's Club
Girl Scouts of America	Maurice Marks
Rancho Arroyo Homeowners Assn.	City Beautiful Committee
Filipino Circle Club	4H Club
Placido Hernandez Family	

2. Operating and Capital Expenditure vs. Revenues

Exhibit I is a composite of Parks and Recreation budgets from 1968/69 through 1976/77. Budgeting trends are shown by comparing the approved parks and recreation expenditures to the total City budget. Revenues received from cost-covering recreation programs, the parks and recreation tax over-ride fund, State and Federal grants and revenue sharing are listed in order to show the proportion of expenditures covered by these sources.

The Parks Division operating budget includes salaries, services, supplies and equipment necessary to design and maintain all City parks. While the parks operating budget increased steadily in the 1968–1974 period, it was reduced in 1975/76. The recently approved 1976/77 budget includes a 2% increase over 1974/75 levels. During this same period, developed park and median acreage to be maintained increased by 26% and the number of street trees to be pruned rose 12%.

The major fluctuation in park expenditures has occurred in the area of acquisition and development. The parks capital improvements budget has ranged from a low of \$46,100 in 1969/70 to the \$1,171,000 high in 1974/75. No expenditures for acquisition or development are scheduled for fiscal year 1976/77. Generally, the Parks Division share of the total City budget has ranged from 5% to 9%, with the 1976/77 fiscal year projecting a low of 4%.

Recreation and Leisure Services operating budgets have maintained a steady 4% to 5% share of the City budget over the last eight years. Over one-fourth of the Recreation Department budget is cost covering, i.e., the fees received for services pay for program administration.

Total parks and recreation expenditures from 1968–1976 have been in excess of \$13,000,000. Of that \$13,000,000+, over \$7,500,000 (55%) has been provided through in-lieu fees, revenue sharing, tax over-ride monies, State and Federal grants, and recreation program fees.

Exhibit J compares general expenditures of selected cities to Fremont Parks and Recreation expenditures for fiscal years 1973/74 and 1974/75.

H. SPECIAL CONSIDERATIONS

The following special parks and recreation problems and/or needs have been identified that either directly or indirectly relate to the City's park standards or procedures and policies utilized in implementing the standards.

1. Design and Surveillance

A number of the City's existing neighborhood and trail parks have experienced problems of vandalism and misuse over years. Repeated offenses in Noll, Patterson, and Rix Parks, in particular, have led to the provision for additional lighting fixtures and increased police patrolling in the area. These problems are primarily related to park configurations and designs which have resulted in insufficient access and a lack of "natural" surveillance, such as street frontage and residences facing the park site. Incomplete park development may have also contributed to vandalism and misuse, since some parks resemble vacant lots more than parks and are, therefore, more prone to such problem activities.

Other problems posed by park configurations are maintenance and utilization for recreational purposes. Odd-shaped or linear parks bounded by natural or artificial barriers are difficult to maintain due to limited access for men and equipment. Portions of acquired park sites have been found to be difficult to use, such as the panhandle on Buena Vista Neighborhood Park. Trail parks in general have created conflicts in that the linear configuration of these parks are not amenable to more intensive recreational uses, such as ball playing, frisbee throwing, etc.

2. Neighborhood vs. Community Park Function

There have been recent expressions of concern from some residents abutting neighborhood parks regarding the types of activities allowed in neighborhood facilities. In particular, some residents have complained that park users are breaking windows with fly balls and that softball/baseball games are inappropriate activities for neighborhood parks. Due to pressures for additional ball fields for organized league play, neighborhood park facilities such as Booster Park in Warm Springs have been utilized for league play, creating additional

problems as a result of inadequate restroom and parking facilities on these sites. The lack of clearly defined concepts and development standards for neighborhood and community parks has partially contributed to the above conflicts between park users and adjacent residents.

3. Park Development Priority Problems

Satisfying resident desires for more rapid neighborhood and community park development is an ongoing problem. Residents in the vicinity of undeveloped neighborhood parks such as the Arroyo Agua Caliente Park in Warm Springs have requested that unappropriated funds available within the Warm Springs Hills Benefit Area be allocated for partial neighborhood park development. Other residents and organized groups have consistently requested that these funds be utilized for community park development in order to provide for additional ballfields and other sports facilities. Insufficient funds for park development overall is the underlying cause of such conflicts.

4. Townhouse and Zero Lot Line Open Space

Lower density residential areas provide backyard "open space" and higher density apartments require a minimum area of 50% for recreational and open space purposes. Medium density development such as townhouses and attached single family dwellings often provide little on-site open space. It has been suggested that public mini-parks be provided in these areas for recreational use. Arguments against mini-parks generally point out the limited development potential and high supervision and maintenance costs for this type of park. In addition, parks serving a limited area are more susceptible to changes in user needs over shorter periods of time. Nonetheless, a major consideration in planning the location of medium density development should be the availability of park and recreational spaces in close proximity to the area.

5. Special Facilities

A need for senior citizen centers, special teenager facilities, and City-owned gymnasium and sports facilities has several times been expressed by members of the community. Provisions for such facilities are especially dependent on the availability of funds, since planned neighborhood and community park acquisition and development normally holds a higher priority on the basis of serving a larger variety of needs for a larger number of persons. There may be opportunities in the future, however, for City acquisition of vacated elementary school sites that could be converted for the above special uses. It is estimated that conversion of existing buildings would be approximately ¼ the cost of new construction. Elementary school sites currently exhibiting declining enrollment are generally located in areas with high concentrations of teenagers and/or elderly persons.

6. City-wide Golf Courses

The recent General Plan amendment deleting the city-wide golf course designation at the southwest intersection of West Warren Avenue and the Nimitz Freeway has again raised the issue of a municipally owned golf course in Fremont. Cost estimates for acquisition and development of a golf course site (located in the Niles Hills Vargas Plateau area) are in excess of \$1,800,000. The development of one or more privately owned courses may be possible, particularly in the hill areas where topographic and geological constraints render more intensive development unfeasible. A special report on possible golf course sites is in the process of being prepared by Recreation Division staff.

I. STANDARDS EVALUATION

General Plan Policy Text Standards for park acreage requirements are based on the residential density of the neighborhood or community involved. Under "ideal" conditions, each park benefit area of the City would contain a specified neighborhood and community park acreage. Comparing the "ideal" acreage as defined by the standards to the existing park acreage points out those areas which may contain park lands above or below the presently adopted standards. Exhibit K makes this comparison based on the number of existing and ultimate dwelling units within benefits areas and for the whole City. There are four major conclusions which can be drawn from the tables:

1. The City as a whole is below presently adopted standards for neighborhood, community and City-wide park acreage. Even if all proposed parks now shown on the General Plan were acquired and developed, total park acreage would not meet the present General Plan standard requirements.
2. The ratio of existing to "standard" park acreage varies considerably among benefit districts and park types. For example, while the Niles Area is below present standards in neighborhood park acreage, the area is above present standards in community and historical park lands. Generally, the older areas of the City such as Centerville and Irvington are furthest below present standards in all types of park lands. Recently developed areas such as Warm Springs, North Gate and Harvey Park maintain standard or above standard park acreage in relation to dwelling units.
3. The areas containing proposed new neighborhood and community parks on the present General Plan can also be seen to be those benefit districts which are currently highest in park acreage in relation to dwelling units. Evaluations of existing and proposed park lands based on ultimate dwelling units show that above standard areas would be receiving additional park lands that would more than offset the increased number of dwelling units, while areas below present standards would, under present plans, become more deficient as these districts approach ultimate development.
4. The ultimate number of dwelling units to be served within each community park area varies widely. While the Harvey Granger Community Park will serve 1,500–2,200 units at full development, the Centerville Community Park will serve over 13,000 ultimate dwelling units. This comparison is particularly applicable in evaluating the need for planned community center buildings. Presently adopted community park master plans show community center buildings on all existing parks, with the exception of Harvey Park. On smaller sites, such as the Mission San Jose Community Park, the construction of a community center building would preclude additional sport-related improvements. The discrepancy in population to be served within areas and the variable size and configuration of community parks points to the need for standards in evaluating proposed community center buildings.

J. CONCLUSION

1. The City's present park standards for neighborhood, community, and city-wide park acquisition are high. Excessive General Plan standard requirements for neighborhood parks in particular has led to over-acquisition of neighborhood versus community facilities in some parts of the City. Present standards for park acreage fail to take into account the distribution of existing and planned facilities, especially regional parks, which now and in the future will serve a major portion of the city-wide park and recreational needs of Fremont residents.

2. Acquisition, development and maintenance of all future parks and recreational facilities that are now shown on the General Plan would require municipal expenditures beyond that which can now be reasonably anticipated. It is estimated that it would be necessary to assess each dwelling unit yet to be built in the City approximately \$570 in order to acquire and develop all the City's existing and proposed neighborhood and community parks. An additional \$240 per unit would be required for acquisition and development of proposed city-wide facilities. Landscape maintenance of all parks, if present plans were implemented, would result in estimated costs in excess of \$3,454,243 per year. Maintaining all plans for expansion of the City's park system appears unnecessary and economically unfeasible.
3. Simplistic measures such as the deletion of all planned neighborhood or community parks would not serve the overall interest of future residents in the City and would result in even greater discrepancies in the distribution of park lands and recreational facilities among areas of the City. The Northern Plains, North Gate and Warm Springs area of the City, for example, would receive additional neighborhood and community park lands and would ultimately contain two to three times as much park acreage per 1,000 dwelling units as other areas of Fremont.
4. Consideration of deleting proposed park facilities should be made on an individual park basis and should take into account such factors as the proximity to existing and planned parks, the nature of the population to be served, and the feasibility of development and/or maintenance. Proposed hill area city-wide parks, such as the future Morrison Canyon and Mill Creek Parks, would be costly to acquire and would duplicate existing and planned regional facilities such as Coyote Hills and Mission Peak parks, the Ohlone College open space, and the planned Niles Canyon regional facility. Planned neighborhood and community parks shown in open space and low density residential areas are considered unnecessary due to the "open space" afforded by large lots — from one-half to four acres — and the limited population to be served. The proposed Central area community park, which falls within a one mile radius of Centerville Community Park, Central Park and the future Quarry Regional facility, also seems unnecessary due to nearby existing and planned facilities.
5. The concept, usability and design of neighborhood and community parks should be more clearly defined so that user conflicts and expectations for development can be addressed in a more consistent manner. Many existing neighborhood parks and some community parks are inadequate in size, possess natural or artificial barriers which are not conducive to good design and surveillance, or are of such unusual shape that more intensive recreational activities are precluded.
6. Procedures for allocating funds for park acquisition and development should be formulated with an aim toward the equitable distribution of facilities within the population to be served. Proposed neighborhood and community parks should be located, to the extent feasible, so that park acreage per 1,000 dwelling units and the anticipated park acquisition and development costs are roughly equivalent within benefit districts. The eventual construction of community center buildings should be allocated on the basis of the population to be served and the availability of alternative buildings or facilities within the area.

K. RECOMMENDATIONS

1. It is recommended that the following future parks proposed for development on the General Plan be deleted (see Map 1):
 - a. Twelve proposed neighborhood parks generally shown in the hill areas, the Northern Plains and the Central Areas of the City.
 - b. Three proposed community parks shown in the Northern Plains, BART high density area, and the Warm Springs Hidden Valley.
 - c. The proposed Morrison Canyon and Mill Creek city-wide parks.

The deletion of these proposed facilities represents an estimated acquisition and development cost savings of over \$11,000,000.

2. Neighborhood and community parks which are proposed to be retained in the Northern Plains should be relocated to areas planned for higher density residential uses or other more intensive activities.
3. The proposed Ardenwood Historical Community Park should be enlarged to 100± acres and redesignated on the General Plan as a regional facility.
4. The foot trail designation within the Morrison Canyon and Mill Creek areas should continue to be shown on the General Plan.
5. A neighborhood park is proposed for the Centerville Park benefit district on the east side of the Brier Elementary School. This area contains the least park acreage per 1,000 residents of any district in the City. A General Plan amendment from high density Residential to Commercial has been requested for the property to the east of the proposed park. The park site would be bounded by the future extension of Argonaut Way, Sundale Drive, Brier Elementary School, and existing housing to the north. The proposed location would provide for park use to the north. The proposed location would provide for park use adjacent to an existing elementary school and the Sundale residential area, and would also be convenient to C-B-D shoppers and employees.
6. The Park Benefit area and Recreation Element maps should be combined as one map and revised in conformance with the recommended park deletions and Benefit District changes (see Map 2). All existing and proposed neighborhood, community, city-wide, and regional facilities are shown on the proposed Recreation Element map. Due to the deletion of the future Hidden Valley Ranch Community Park, the area in Warm Springs bounded by Durham, Route 680 and Mission Boulevard is shown as a part of the old Mission benefit district. The Niles and Warm Springs hills benefit areas are deleted as separate districts. The BART high density area, which is currently designated as a portion of the Niles benefit district, is shown on Map 2 as a part of the Centerville benefit district. Community center benefit areas shown primarily correspond to ultimate dwelling unit estimates of from 10,000 to 15,000 units within each area. Major historic resources and the foot, bike, and horse trail system, which are currently shown on other adopted City maps, are deleted from the proposed Recreation Element.
7. Standards for neighborhood, community, and City-wide parks contained in the General Plan Policy Text and Recreation Element should be revised to reflect as accurately as possible the actual park acreage that is to be ultimately acquired by the City. It is further

recommended that the park acreage to be required be determined on a per unit basis, regardless of the residential density within the area (see Exhibit L).

8. The Subdivision Ordinance should be revised to reflect the proposed General Plan standards for park land dedication. In addition, it is recommended that the land to be dedicated by the developer be minimally improved for recreational use, or that fees in lieu of dedication be required for both acquisition and park development. Due to the recommended decrease in park land dedication, it is estimated that a \$260± fee per unit (at today's cost) would ultimately acquire and development the City's neighborhood, community and historical parks (see Exhibit M).
9. The Park Design Policy should be revised and expanded to incorporate the concept of neighborhood and community parks and minimal design standards for each (see Exhibit N).
10. The City's lease agreement with the Fremont Unified School District for the Mission San Jose School Park should be terminated when the proposed Mission Hills West Community Park is established.

APPENDIX

- c. To promote greater efficiency and economy in school plant organization and administration.
- d. To encourage maximum use of public school facilities and the integration of the area's educational program with all other aspects of community life in order that school facilities become a cultural and social activity center for all age groups within the City.

Principles:

- a. School design and location should be compatible with the character, density, and topography of the area in which it is located.
- b. School sites should be located adjacent or proximate to other facilities which residents of the community use in common, thereby becoming part of an activity center system composed of public, quasi-public, recreational and commercial uses. Desired separation and definition of land uses within an activity center can be achieved through orientation of site and structures as well as distance.
- c. Wherever possible, school sites should be served by and integrated with pedestrian and cycling pathway systems, with no peripheral fencing.
- d. Educational parks, combining administration and specialized facilities, should be encouraged whenever such a complex would not violate standards for accessibility and convenience.
- e. School sites should be located at or near the population center of a service area based on the ultimate holding capacity of the area.
- f. Elementary schools are to be located wherever possible on collector streets, and not on thoroughfares. Where it is impractical to provide service areas uncrossed by arterials, pedestrian overpasses should be provided so that no small child has to cross potentially hazardous streets to get to school.
- g. Intermediate and high schools should be located on thoroughfares or parkways.

Standards:

The following table shows enrollment ranges by site areas and maximum walking distance standards as currently adopted by the Fremont Unified School District Board of Education:

Type of School	Grade	Enroll.	Site Area (Acres)	Max. Walking Distance
Elementary	K-6	750-1,100	10-20	1 Mile
Junior High	7-8	900-1,300	20	1 Mile
High School	9-12	1,750-2,500	45	2 Mile

3. Fire Stations

Objectives:

- a. To provide adequate fire protection to all areas of Fremont at the most economical cost to the citizens.

Principles:

- a. Fire stations should be located as near as possible to the high value districts, without having the egress impeded by the traffic generated in such districts.
- b. Fire stations should be located close to one or more thoroughfares. A site at an intersection permits responses in more than two directions, but the layout must be carefully studied to see that engine egress is not impeded by the normal traffic pattern at the intersection.
- c. Fire stations should not be located on a hillside or at the bottom of a hill where many responses must be made up grade. Sites serving hillside development are better located at the highest elevation.
- d. The immediate vicinity should be free from land uses which would make it difficult or dangerous to respond quickly.
- e. Fire stations should not be located near residential or other uses to which noise, particularly at night, is a harmful or devaluing element.
- f. Station sites should be well landscaped, including buffers around parking and active areas.

C. Recreation, Open Space, and Historical Resources Objectives:

- 1. To provide for a broad and comprehensive public and private recreation system meeting the needs of all and income groups within the population over an extended period of time.
- 2. To provide for the preservation of open spaces, and to encourage the advantageous use of existing natural features and historical resources, open spaces, and structural facilities, as a part of the recreation program.
- 3. To foster the preservation or enhancement of recreation areas as significant elements of the landscape.
- 4. To take all advantage possible of existing and future aids, such as the Federal Open Space and the State Water and Conservation Fund programs.
- 5. To establish an identifiable perimeter for the City of Fremont.

Principles:

- 1. Planning for parks and recreation facilities should be based upon evaluations of existing public facilities and upon determinations of present and future needs.
- 2. Public facilities should not attempt to satisfy the needs of citizen groups adequately served by private facilities.
- 3. Land for parks and recreation facilities should be acquired or reserved in advance of the development of an area.
- 4. Parks and recreation facilities should be on land dedicated and held inviolate in perpetuity, protected by law against diversion to non-public purposes and against invasion by inappropriate uses.



EXISTING
GENERAL PLAN TEXT

5. Parks and recreation facilities should be properly distributed throughout the entire city as related parts of a unified, well-balanced system, and each site should be, when desirable, centrally located to its service area.
- 5a. Wherever possible, parks and recreation areas should be served by pedestrian and bicycle trails. (Added, Res. 3459)

Note: This language is comparable to a principle of the Schools section of the Institutions Element and to a principle of the Activity Centers topic.

6. The size and design of activity areas and facilities should be regarded as flexible, so as to be adaptable to changes in the population served and in the recreation program offered to meet changing needs.
7. The planning, acquisition, development, and administration of recreation facilities should reflect the fullest possible cooperation with other public agencies (Pacific Gas and Electric Company, San Francisco Water Department, and State Division of Highways) to the end that the citizen receives the maximum from his tax dollar.
8. Neighborhood and community parks should be located so as to both serve the leisure needs of the area served and to stimulate social interaction within such areas.

Community parks should be located in such a manner as to best serve the leisure needs of the community and to stimulate social interaction within the community. Community parks may be located adjacent to junior and senior high schools when possible to provide opportunities for making the recreation facilities available for educational purposes and the educational facilities usable for recreational purposes.

City-wide parks should provide major and special use recreation facilities not usually duplicated in other parks.

Historic parks should be located on sites possessing both inherent historical interest and special landscape value. Historic facilities should be preserved through various means available to the community. Incentive programs should be developed to encourage private owners or developers to preserve historic resources.

9. The standards for park and recreation facilities should be adhered to whenever possible with top financial priority given to land acquisition. In general, the development of park and recreation facilities will be considered during the annual budget process and be staged in order to provide a balance of service for the entire community. The development of large projects such as swimming pools, tennis courts, golf courses, etc., may be given special consideration as required.
10. Zoning and other implementary tools should be used whenever possible to reduce the need for the expenditure of public funds.
11. Special attention should be given future freeway and transit systems planned to traverse the city to the end that they are as harmonious as possible with existing and proposed leisure resources and the objectives stated above.

Standards:

1. Neighborhood Parks

Service Radius - 1/4 mile.

Area - 2.2 acres per 1,000 dwelling units where density is 18+ dwelling units per gross acre.

4.3 acres per 1,000 dwelling units where density is 6.5 - 18.0 dwelling units per gross acre.

6.1 acres per 1,000 dwelling units where density is under 6.5 dwelling units per gross acre.

Minimum Size in Relation to Design - 5 acres; when in linear form, the park should vary in width and should have a minimum width of forty feet. Narrowed areas of the park in some places should be off-set by substantially widened areas in other places.

2. Community Parks

Service Radius - 1/2 to 1 mile.

Area - 2.6 acres per 1,000 dwelling units where density is 18+ dwelling units per gross acre.

5.0 acres per 1,000 dwelling units where density is 6.5 - 18.0 dwelling units per gross acre.

7.2 acres per 1,000 dwelling units where density is under 6.5 dwelling units per gross acre.

Minimum Size in Relation to Design - when contiguous to an intermediate or high school, 15 acres. When not contiguous to an intermediate or high school, 25 acres.

3. City-Wide Parks

Service Radius - Entire City.

Area - 18.4 acres per 1,000 dwelling units where density is 18+ dwelling units per gross acre.

24.0 acres per 1,000 dwelling units where density is 6.5 - 18.0 dwelling units per gross acre.

28.8 acres per 1,000 dwelling units where density is under 6.5 dwelling units per gross acre.

4. Regional Parks

Service Radius - Within 30 minutes' driving time.

Area - 23.0 acres per 1,000 dwelling units where density is 18+ dwelling units per gross acre.

30.0 acres per 1,000 dwelling units where density is 6.5 - 18.0 dwelling units per gross acre.

36.0 acres per 1,000 dwelling units where density is under 6.5 dwelling units per gross acre.

5. Scenic Resources

Scenic resources which enhance the total leisure resources system shall be retained as development of the City occurs by establishment of land use relationships and circulation patterns which recognize, honor, and retain such scenic resources.

PARK STANDARDS

	Neighborhood Parks			Community Parks			City-Wide Parks		Regional Parks
	AC/Thou. Pop.	Radius in Miles	Size in Acres	AC/Thou. Pop.	Radius in Miles	Size in Acres	AC/Thou. Pop.	Size in Acres	AC/Thou. Pop.
National Park & Rec. Assoc.	2.5	1/2		2.5	1		5		20
Fremont	1.7	1/4	5	2.0	1/2 to 1	15 to 25	8.5		10.6
Palo Alto	1	1/2	4-7	1	1	20 – 30	11	30	
Walnut Creek	2.5	3/4	2	2.5	1 1/2	10 – 20		75 – 100	
Oakland	1 park per 5000 or 6000 population			1 community center per 20 – 25,000 population					
Hayward	3.61 ac/thousand population total							B	

residential lots desirable for such use by cushioning the impact of heavy traffic, and of minimizing the interference with traffic on such thoroughfares.

(2) The number of intersecting streets along thoroughfares shall be held to a minimum. Wherever practicable such intersections shall be spaced not less than thirteen hundred twenty feet on center.

(3) Frontage roads, if required, shall conform to the standards specified in this article, and shall be separated from a thoroughfare by a strip of permanent landscaping, subject to approval by the advisory agency, upon the recommendation of the park superintendent, and shall be not less than eight feet in width. Frontage roads shall enter thoroughfares by means of bulb-type intersections.

(4) Where frontage roads are not required, residential lots adjacent to the thoroughfare normally will be required to be served by a minor street paralleling the thoroughfare at a minimum lot depth of 120 feet therefrom, or by a series of cul-de-sacs or loop streets extending toward the thoroughfares from a collector street some six hundred feet therefrom. In such cases a wall of a design and height as approved by the advisory agency shall be required within the right-of-way at the rear of properties adjacent to the thoroughfare. A strip of permanent landscaping not less than six feet in width, subject to approval of the advisory agency, shall be required adjacent to the wall facing the thoroughfare.

(5) When the rear of any lot borders any thoroughfare, the subdivider will be required to prohibit the right of access from the thoroughfare to the lot.

Sec. 8-1507. Same — grades, curves and sight distances.

Grades, curves, and sight distances shall be subject to approval by the city engineer to insure proper drainage and/or safety for vehicles and pedestrians. The following principles and minimum standards shall be observed:

(1) Grades of streets shall not be less than three-tenths percent, nor greater than 15 percent, except as provided in section 8-1509.

(2) At street intersections, property line corners shall be rounded by an arc, the radius of which shall be not less than ten feet.

(3) The radii of curvature shall not normally be less than four hundred feet on the center line of thoroughfares, and not less than one hundred feet on the center line of collector or minor streets.

Sec. 8-1508. Same — curbs, sidewalks, trails and bikeways.

Except as provided in section 8-1509, the following principles and standards shall apply to the design and installation of curbs, sidewalks, trails, and bikeways:

(1) Vertical curbs and gutters shall be required in all subdivisions when adjacent to a sidewalk.

(2) Sidewalks shall be required on both sides of the street in any subdivision or portion thereof having any lot with an area of less than one-half acre.

(3) The requirement for sidewalks may be omitted, at the discretion of the advisory agency, in a subdivision or section thereof in which all lots have an area of one-half acre or more.

(4) When required for access to schools, playgrounds, shopping centers, transportation facilities, other community facilities, or for unusually long blocks, the advisory agency may require connecting trails and bikeways. Such trails and bikeways shall be designed pursuant to adopted standards.

(5) Sidewalks shall normally be located within the street right-of-way one-half foot from the dedicated boundary of the street in a residential subdivision.

Sec. 8-1509. Hillside and large lot subdivisions.

In the case of subdivisions or portions thereof having an average slope of not less than eight percent the advisory agency in the exercise of its discretion may modify the foregoing requirements of this chapter in a manner that will result in the best possible utilization of the land to be subdivided, giving consideration to the topography of the land and the general character of the proposed subdivision. The principles and standards as adopted by city council resolution shall be observed.

Sec. 8-1510. Private streets.

Where private streets are permitted, the development policy for private vehicular access ways and private street standards adopted by the city council shall be observed.

Sec. 8-1511. Trees.

(a) Street trees shall be provided by the subdivider in all subdivisions, either within the street right-of-way, or within a dedicated planting easement, not less than seven feet wide adjacent to the street, as required. Street trees shall be selected, installed, and maintained in accordance with the standard specifications adopted by the council.

(b) Trees with a trunk diameter four inches or greater, measured at four feet above ground level, except commercial type nut or fruit bearing trees, on private property within any subdivision shall be preserved and retained, unless a permit for the removal thereof has been obtained in accordance with this Code.

(c) In lieu of a requirement that the subdivider plant trees, the subdivider may be required to deposit funds to permit the city to plant such trees.

Sec. 8-1512. Utilities.

(a) All electric, power, and communications lines, wires, and conduits or similar or associated electrical materials or devices shall be placed underground pursuant to the regulations, exceptions, and other standards and provisions of Chapter 3, Title VI of this Code.

(b) Utility easements ten feet in width shall be provided within the subdivision where required for public utility purposes. Modification of the easement width requirement may be granted only when approved by both the city engineer and the public utility or utilities concerned. Under normal circumstances utility facilities which are to be placed underground shall be located within the street right-of-way, provided that upon the mutual agreement of the city engineer, subdivider, and utility or utilities concerned, such facilities may be located in easements within the front yard or along the side lot line or rear lot line. If overhead public utility facilities are allowed they shall normally be located in rear or side yard easements, except upon proof that this cannot be accomplished by reasonably available and economic means; provided, that in an Industrial Park (I-P) district established pursuant to the zoning ordinance, the overhead wires and supporting structures allowed to be erected in such districts shall be placed within approved easements located along rear lot lines if such rear lot lines do not join the side lot line of an adjacent parcel.

Sec. 8-1513. Residential lot and block design.

Blocks shall have sufficient width for an ultimate layout of two tiers of lots therein of the size required by the provisions herein or the zoning ordinance, unless the surrounding layout or lines of ownership justify or require a variation from this requirement.

Sec. 8-1514. Block standards.

Blocks shall not normally exceed two thousand feet in length between street lines, except in hillside subdivisions and where subdivisions containing lots of one-half acre or larger justify or require a variation from this requirement. In any block over nine hundred feet in length the advisory agency may require that a crosswalk or pedestrian way, not less than twenty feet in width, be provided near the center and entirely across such block.

Sec. 8-1515. Lot standards.

The size, shape, and orientation of lots shall be appropriate to the location of the proposed subdivision and to the type of development contemplated. The following principles and standards shall be observed:

(1) The minimum area and dimensions of all lots shall conform to the requirements of the zoning ordinance for the district in which the subdivision is located.

(2) The side lines of all lots, so far as possible, shall be at right angles to the street which the lot faces, or approximately radial to the center of curvature, if such street is curved. Side lines of lots shall be approximately radial to the center of curvature of a cul-de-sac on which the lot faces.

(3) No lot shall have a street frontage less than thirty-five feet.

(4) No lot shall have a width less than forty-five feet at the building setback line.

(5) Corner lots for residential use shall be platted a minimum of 10 feet wider than interior lots in order to permit conformance with the required street side yard requirements of the zoning ordinance.

(6) No lot shall have a depth of less than one hundred feet. Where the rear of a lot is adjacent to a playground, shopping center, industrial tract, or other similar nonresidential use, or to the

right-of-way of a freeway, railroad, or thoroughfare, the depth of such lot shall not be less than one hundred twenty feet. A lot which fronts directly on a thoroughfare shall have a minimum depth of one hundred twenty feet.

(7) No lot shall be divided by a city boundary line.

(8) A lot depth in excess of twice the width shall be avoided whenever possible.

(9) No remnants of property shall be left in the subdivision which do not conform to lot requirements, or are not required for a private or public utility purpose.

Sec. 8-1516. Street structural standards.

The structural section (thickness, design) for all streets shall be as determined by the city engineer. Such structural section design shall be based upon standards as approved by resolution of the city council.

Sec. 8-1517. Water system.

The minimum improvements for the provision of a water supply to adequately serve the domestic and fire requirements of a subdivision shall be in compliance with the development policy for water system planning and design as adopted by the city council.

Sec. 8-1518. Trails and bikeways.

The subdivision design shall accommodate trails and bikeways as designated on the general plan or its elements or as required by section 8-1508. The standard geometrics and levels of improvement shall conform to the development policy and standards as adopted by the city council.

Sec. 8-1519. Mailboxes in public rights-of-way.

When post office regulations prohibit delivery of mail to mailboxes which are not located adjacent to curb lines, the subdivider shall install, as a part of the required improvements, mailboxes for each individual dwelling unit to be located within the subdivision.

Wherever possible, the subdivider shall install a uniformly designed mailbox no closer than six inches from the face of curb and at a height of four feet above the curb. The supports and box shall be of durable material, either wood, concrete or metal set into the ground a minimum of 24 inches, and secured with concrete.

The design, color, and material shall be submitted to the planning director for approval as a part of the submittals for the final map or parcel map. Colors and materials should reflect the character of the development and the box shall be subject to approval by the post office. Wherever possible, each two dwelling units shall be served from one position.

Where appropriate, group boxes serving an entire street may be considered if provisions for their location and design are made at the time of submittal for a tentative subdivision map approval.

Sec. 8-1520. Flood hazards.

Where a subdivision is proposed which lies partially or totally within an area designated on a map prepared by a governmental agency as having a special flood hazard the subdivider shall make provisions to minimize damage to structures and improvements, including those of public utilities. The subdivider shall provide adequate drainage to reduce exposure to such hazards, design water supply and sanitary sewage systems to minimize infiltration of flood waters into the systems. Where septic tanks are to be used, they shall be located in such a manner that any flooding would not impair their usefulness or cause contamination during flooding.

Sec. 8-1521. Environmental design criteria.

In addition to the engineering standards set forth in this chapter, in the design of the subdivision the subdivider shall be guided by the urban design criteria as established by resolution of the council, to assure that the subdivision will create and preserve a livable residential environment. Where the advisory agency finds that the criteria are not being met and that alternatives are available, it may require the design and improvements of the subdivision to meet such criteria through specific recommendations and conditions of approval.

Where an environmental impact report prepared for a subdivision includes mitigation measures, the advisory agency may require the subdivider to incorporate in the design of the subdivision and its improvements those measures which are within the control of the subdivider.

Sec. 8-1522. Minimum requirements.

The subdivider shall improve or agree to improve all streets, thoroughfares, public ways, trails, and easements in the subdivision and adjacent thereto as required to serve the subdivision. No permanent improvement work shall be commenced until improvement plans and profiles have been approved by the city engineer. Improvements shall be installed to permanent line and grade in accordance with the subdivision improvement standards and to the satisfaction of the city engineer. The minimum improvements which the subdivider normally shall make, or agree to make, at the cost of the subdivider, prior to acceptance and approval of the final subdivision map by the city shall be the following:

(1) Grading, curbs and gutter, paving, drainage, and drainage structures necessary for the proper use and drainage of streets, highways, and ways, trails, property, and for the public safety.

(2) Site grading and drainage, taking into consideration the drainage pattern of adjacent improved and/or unimproved property, and treating upstream areas as though fully improved, erosion control facilities, and structures in natural channels.

(3) Street name signs.

(4) Sidewalks, where required.

(5) Fire hydrants and water systems with mains of sufficient size and having a sufficient number of outlets to furnish an adequate water supply for each lot or parcel in the subdivision and to provide adequate fire protection.

(6) Sanitary sewer facilities and connections for each lot.

(7) Street lighting facilities.

(8) Street trees and mailboxes where required.

(9) Public utility facilities for electric power and telephone communications for each lot or parcel in the subdivision.

(10) Crossings of all railroads to provide access to or circulation within the proposed subdivision, including but not limited to the preparation of all documents necessary for application to the California Public Utilities Commission for the establishment and improvement of such crossings.

Dedications and Reservations

Sec. 8-1523. Streets, alleys and easements.

All streets (except private streets), alleys and easements shown on the tentative map and on the final map shall be dedicated for public purposes.

The subdivider shall be also required to dedicate and improve additional rights-of-way over and above the standards for streets and thoroughfares for bicycle paths when it is deemed by the advisory agency as necessary and feasible. This dedication shall be applicable only to subdivisions which include two hundred or more lots.

Sec. 8-1524. Park and recreation facilities.

(a) The subdivider shall dedicate a portion of the land in the subdivision or pay a fee in lieu of such dedication, or provide a combination of such dedication and payment, for park and recreational purposes, in accordance with the following definite standards:

(1) The amount of land, where land is to be dedicated, shall be determined by the application of the following formula:

Density Formula

Gross Density of the Subdivision	Square Feet of Park Land Required Per Dwelling Unit
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Under 6.5 dwelling units per gross acre	579
6.5 — 10.9 dwelling units per gross acre	460
11.0 — 14.9 dwelling units per gross acre	380
15.0 — 18.9 dwelling units per gross acre	310
19.0 — 22.9 dwelling units per gross acre	260
23.0 — 26.9 dwelling units per gross acre	220
27.0 — 34.9 dwelling units per gross acre	200
35 or more dwelling units per gross acre	175

(2) The basis for determining the total number of dwelling units shall be the actual number of dwelling units to be permitted within the subdivision. A final calculation of the total number of dwelling units to be used for determining the amount of park land required shall be made by the planning director at the time the final map or parcel map is filed for approval.

Whenever a dwelling unit has been included within a basis for such a calculation and land and/or fee required in connection with such dwelling unit, and where such land has been dedicated or such fee has been paid, such dwelling unit shall not thereafter be again included within the basis for determining the total number of dwelling units of any subsequent subdivision of the lot upon and within which said dwelling unit was included.

(3) Where a fee is required to be paid in lieu of land dedication, the amount of such fee shall be as established by resolution of the city council.

(b) The procedure for determining whether the subdivider is to dedicate land, pay a fee, or both shall be as follows:

(1) At the time of filing a tentative subdivision or parcel map for approval, the subdivider shall, as a part of such filing, indicate whether he desires to dedicate property for park and recreational purposes, or whether he desires to pay a fee in lieu thereof. If he desires to dedicate land for this purpose, he shall designate the area thereof on the subdivision map as submitted.

(2) At the time of the approval of the tentative map or tentative parcel map, the advisory agency shall determine as a part of such approval, whether to require a dedication of land within the subdivision, payment of a fee in lieu thereof, or a combination of both.

(3) Whether the advisory agency accepts land dedication or elects to require payment of a fee in lieu thereof, or a combination of both, shall be determined by consideration of the following:

- (i) Recreational element of the city's general plan; and
- (ii) Topography, geology, access, and location of land in the subdivision available for dedication; and
- (iii) Size and shape of the subdivision and land available for dedication; and
- (iv) Feasibility of dedication; and
- (v) Compatibility with the city general plan; and
- (vi) Availability of previously acquired park property.

On residential subdivisions involving fifty (50) lots or less, only the payment of fees shall be required; provided, that the subdivider and city may agree to the dedication of land or a combination of dedication and fee payment.

In cases where a parcel map is required, the planning director has the authority to determine whether dedication of land is required pursuant to this section; provided, that if he determines that dedication is required, such determination shall be subject to final approval by the commission and council as in the case where a final map is required.

Where dedication is required it shall be provided in accordance with the provisions of the Map Act. Where fees are required, the same shall be deposited with the city prior to the approval of the final map or parcel map. Open space covenants for private park or recreational facilities shall be submitted to the city prior to approval of the final map or parcel map and shall be recorded simultaneously with the final map or parcel map.

(c) At the time that a final tract map is approved, the council shall designate the specific or conditional time when development of the park and recreational facilities shall be commenced.

(d) The land and fees received under this ordinance shall be used only for the purpose of providing park and recreation facilities to serve the subdivision for which received, and the location of the land and amount of fees shall bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision.

Sec. 8-1525. Same — exemptions.

The provisions of section 8-1524 shall not apply to subdivisions containing less than five (5) lots and not used for residential purposes; provided, however, that a condition may be placed on the approval of such parcel map that if a building permit is requested for construction of a residential structure or structures on one or more of the lots within four years, the fee required pursuant to section 8-1523 may be required to be paid by the owner of each such parcel as a condition to the issuance of such permit.

The provisions of section 8-1524 also shall not apply to industrial subdivisions; nor to condominium projects which consist of the subdivision of airspace in an existing apartment building which is more than five years old when no new dwelling units are added; nor to parcel maps for a subdivision containing less than five (5) lots for a shopping center containing more than 300,000 square feet of gross leasable area and no residential development or uses.

Sec. 8-1526. Reservations for public uses.

As a condition of approval of a map, the subdivider shall reserve sites appropriate in area and location for parks, schools, recreational facilities, fire stations, libraries, or other public uses according to the standards and formula contained in section 8-1527.

Sec. 8-1527. Standards and formula for reservation of land.

Where a park, school site, recreational facility, fire station, library, or other public use is shown on an adopted specific plan or adopted general plan containing a community facilities element, recreation and parks element, and/or a public building element, the subdivider shall reserve sites as so determined by the city in accordance with the definite principles and standards contained in the above specific plan or general plan. The reserved area must be of such size and shape as to permit the balance of the property within which the reservation is located to develop in an orderly and efficient manner. The amount of land to be reserved shall not make development of the remaining land held by the subdivider economically unfeasible. The reserved area shall conform to the adopted specific plan or general plan and shall be in such multiples of streets and parcels as to permit an efficient division of the reserved area in the event that it is not acquired within the prescribed period.

Sec. 8-1528. Same — procedure.

The public agency for whose benefit an area has been reserved shall at the time of approval of the final map or parcel map enter into a binding agreement to acquire such reserved area within two years after the completion and acceptance of all improvements, unless such period of time is extended by mutual agreement.

Sec. 8-1529. Same — payment.

The purchase price shall be the market value thereof at the time of the filing of the tentative map, plus the taxes against such reserved area from the date of the reservation, and any other costs incurred by the subdivider in the maintenance of such reserved area, including interest costs incurred on any loan covering such reserved area.

Sec. 8-1530. Same — termination.

If the public agency for whose benefit an area has been reserved does not enter into such a binding agreement the reservation of such area shall automatically terminate.

Sec. 8-1531. Public access to water bodies and courses.

Where a subdivision or parcel map is proposed for a development wherein land fronts upon a public waterway, river, stream, or bay, as defined in sections 100 through 106, inclusive, of the Harbors and Navigation Code; sections 25660 through 25662, inclusive, of the Government Code; or section 1505 of the Fish and Game Code, the subdivider shall provide a reasonable public access to and an easement along a portion of the bank of the waterway, river, stream, or bay.

Sec. 8-1532. Same — access consideration.

Access may be provided by the extension of streets or the provision for bicycle, foot, or horse trails. Where trails are required the minimum width of rights-of-way shall be 20 feet.

Trails selected shall constitute an extension of existing or planned trails and their designated uses.

A public easement consisting of a width no less than 10 feet above the high water mark along such rivers, streams, or bays shall be dedicated at the terminus of any required trail or road. The length of said easement shall be determined at the time of tentative map consideration.

The need, extent, and purposes of access and public easement shall be based on (1) overall subdivision design; and (2) size and nature of the subdivision; and (3) the nature, quality, and physical condition of the river, stream, or bay; and (4) the needed improvements and controls to avoid trespasses on private property.

Sec. 8-1533. Same — dedications on tentative, final and parcel maps.

When public access and easements are to be made available

pursuant to section 8-1531, they shall be expressly designated on the tentative, parcel, and final maps and the dedications shall designate the governmental entity to which they are dedicated and which will accept same.

Sec. 8-1534. Same — exceptions.

The provisions of section 8-1531 shall not apply to industrial subdivisions. Where reasonable access to a river, stream, or bay is available from or across properties other than the subdivision under consideration, the advisory agency may find that additional access and easements are unnecessary and shall make such a finding on the face of the tentative or tentative parcel map.

EXISTING
ADOPTED BY CITY COUNCIL RESOLUTION NO. 1059
DEVELOPMENT POLICY FOR PLANNED DISTRICTS
6/11/63, 11/16/64, 3/7/67, 3/28/72

OBJECTIVES

- (1) To maximize choice in the types of environments available in the City of Fremont.
- (2) To encourage a creative approach to the use of land and related physical development.
- (3) To encourage the creation of a desirable visual character in the City.
- (4) To simplify processing of development proposals for developers and the Planning Commission by providing for concurrent review of land use, subdivision, public improvements, and siting considerations.
- (5) To encourage private urban renewal in older areas of the City.
- (6) To provide for the enhancement and preservation of property with unique features, such as an historical significance, unusual topography, and/or landscaping features.
- (7) To establish the criteria for inclusion of non-residential development in a Planned District within an area shown as residential on the adopted General Plan.
- (8) To provide a vehicle (the Planned District procedures) for encouraging development of a mixture of housing types in order to improve the housing supply and opportunity for social interaction among different income groups.

PRINCIPLES:

- (1) Planned Districts may combine a variety of land uses. Mixed uses may include any combination of the range of residential, commercial, industrial, and agricultural uses; and may occur among or within buildings as long as the uses are compatible with each other, with the General Plan, and with potential and existing uses surrounding the district.
- (2) Population density and/or building intensity may be increased as provided for herein if the character of the development and/or amenities incorporated in the development warrant such increases.
- (3) Common open spaces shall be reserved by a legally binding agreement and may be in the form of land located within or near the Planned District, or in the form of funds which the City shall use for the acquisition and development of public open space located near the district for the enjoyment and use of the general public. If the common open space is not dedicated for public use, legal agreements shall include an open space agreement granted to the City and provision for adequate future maintenance.
- (4) Professional talents of qualified urban planners, registered landscape architects, licensed architects, registered civil engineers, and/or licensed land surveyors shall normally be utilized in different stages of the preparation necessary to effect a Planned District development to assure developments of the quality desired by the City. A qualified urban planner shall be defined as a planner holding full membership in the American Institute of Planners or a planner who can demonstrate and document his experience as a person responsible for a comprehensive urban General Plan which was funded under Section 701 of the U.S. Housing Act pursuant to the applicable sections of the Zoning Ordinance; however, the requirements for the planner may be waived in certain cases as specified in the Planned District ordinance regulations.
- (5) Planned District applications shall be characterized by superior architectural treatment and site plan, which gives consideration to the relationship between buildings, open spaces, vehicular circulation, and storage elements both within the development and between the development and adjacent areas.

- (6) The minimum area for a Planned District shall be as prescribed in Section 8-21811(a) of the Fremont Municipal Code.

DEFINITIONS:

- (1) A residential range area shall mean an area wherein the average number of dwelling units per acre may vary within the limits of a numerical range as indicated on the General Plan. For example, in a range area of 0.5 to 1.5 families per acre, the zoning or combination of zonings in the project area should yield an average of not more than one-half of a dwelling unit per acre for conventional development and not more than 1.5 dwelling units per acre for planned developments. All ranges include three steps, with the first step being the low end of the range and the second and third steps being equal increments up to the high end of the range. Ranges and their corresponding steps are shown in a table in the General Plan Policy Text.
- (2) Common open space shall mean open space privately owned and maintained by a group of individuals or a corporation for the use of the owners.
- (3) Public open space shall mean open space owned or controlled and maintained by a public agency for the use of all citizens.
- (4) Density distribution shall mean the distribution of density within a Planned District, thereby allowing a concentration of density within a portion of the district, provided it is balanced by a comparable lower density in another portion, and does not exceed the overall holding capacity of the area by such density distribution, and is substantially in conformance with the location of the General Plan density designations.
- (5) Average density shall mean the number of dwelling units per acre in the area under consideration (i.e., total living units in area divided by gross project area).
- (6) Gross project area shall mean total acreage of a parcel or parcels under single ownership or control, including all streets and open space.
- (7) Conventional development shall mean development which meets the minimum requirements of a standard zoning district and the minimum requirements of a standard subdivision design. It implies uniformity of land use, lot size, shape, and spacing, and orientation to a public street. It may be contrasted to non-conventional development which responds to the special design problems inherent in a particular environmental situation. An example of non-conventional design would be cluster design, which would be the arrangement of structures or uses in close proximity, with orientation to a common design element such as an open space, plaza, or other element of common use.
- (8) Undisturbed terrain shall mean terrain whose natural contours have not been disturbed by grading. This does not prohibit necessary trenching for utilities or minor grading provided the ground is returned to its natural state after such work is done. It does not preclude improvements that would enhance the appearance or usability of such terrain, such as the provision of trails, rest areas, landscaping, or forestation.
- (9) Isolated problem area shall mean an area which is:
 - (a) Isolated by natural and man-made physical barriers (including, but not limited to, topographical conditions, waterways, public utility services, major thoroughfares, freeways and railroads); and
 - (b) Blighted because of the existence of one or more of the following conditions:
 - 1) Many small developed or undeveloped substandard parcels;

- 2) Lack of compatibility because of mixture of land use;
 - 3) Poor condition of structures;
 - 4) Physical barriers which separate area socially and physically from surrounding areas; and
- (c) In a location where the General Plan land use policy is indeterminate; and
- (d) Amenable to desirable private development or redevelopment in accord with an approved plan.
- (10) Common recreational open space shall mean an open space designed, located, and improved for recreational purposes. In a complex of approximately one hundred dwelling units, a recreational open space should measure approximately 100' x 100'.
- (11) Usable open space shall mean a clear area not devoted to buildings, parking areas, or driveways, stairs, catwalks, eaves, or yard areas adjacent to streets unless such yards are suitably screened for privacy and related to the dwelling units in terms of physical and visual accessibility. No area having a dimension smaller than fifteen feet shall be deemed to constitute a usable open space. Usable open space may include common recreational open space as defined above, but private open spaces such as private patios and balconies shall not be counted as usable open space.

STANDARDS FOR DENSITY INCREASE:

- (1) Flat lands only (areas outside the Hill Areas as defined by City Council Resolution No. 1180):

Zoning in accord with Step 1 of a range shall be established for developments proposed under a conventional zoning district except as provided for under DENSITY INCREASES UNDER R G-X PROCEDURES. Increases in density above Step 1 shall be possible for planned district proposals in accordance with the following standards.

Increases in density may be allowed for each item that the City determines will make a worthwhile contribution to improve the environment, is determined to be in excess of standard code requirements, and is found to be in accordance with the General Plan.

Generally, the density bonus granted for any of the density incentives should be no greater than thirty percent of the difference between the densities allowed at Steps 1 and 3 of the applicable density range. Value (monetary and subjective) to the community shall generally be evaluated in the order listed below, but these values may be adjusted or the thirty percent factor may be increased by the Planning Commission and the City Council in cases where particular circumstances warrant such adjustment, and the rationale for such adjustment shall be made a part of the official action:

- (a) Common open space and improvements beyond that normally required for separation of buildings and which serves the recreational and open space needs of the residents.
- (b) The dedication or in lieu payments for public park land.
- (c) The restoration, dedication, or preservation of an historic resource.
- (d) Improving the housing supply for low income families (attention shall be given to proper distribution of such housing throughout the community and avoid concentration in any particular part of the City).
- (e) Improvements, or in lieu payments for such improvements, to public park land.
- (f) Land for public uses other than parks, such as fire station sites, libraries, schools, streets, etc.
- (g) Improvements, or in lieu payments, to public land other than parks.

- (2) Hill Lands Only (as defined by City Council Resolution No. 1180):

Residential densities and zoning in hill residential range areas (as indicated by the General Plan and elements thereof) shall be established in accord with the following principles:

- (a) Zoning density in accord with Step One of a range shall be established for developments proposed to develop under a standard zoning district classification.
- (b) Zoning density in accord with Step Two of a range shall be established by Planned District developments which meet the criteria for advancement to Step Two under paragraph (1) (STANDARDS FOR DENSITY INCREASE) of this policy for flatlands and which provide for the reservation of at least forty percent of the gross site area as open space, in accord with the following rules:

- 1) The shape, topography, and location of unimproved open space shall be found to be suitable by the Planning Commission prior to approval.
- 2) At least sixty percent of such open space shall be terrain which has not been altered by excavation, grading, or fill. Any terrain which has been graded or otherwise altered shall be developed and landscaped to control erosion.
- 3) Land shall be reserved by dedication or grant of fee title or appropriate easements with the form of ownership and manner of maintenance to be determined by the City Council. If land reserved is intended to be used by the general public (that is, does not include use limited to all or a specific group of residents or other groups of people to be directly served by the open space facility), public ownership and maintenance shall be required.
- 4) Open space for trails designed on the General Plan shall be provided prior to the provision of any other type of open space in fulfillment of the requirements of this subsection.
- 5) Exceptions to this standard for open space reservations may be made if any one or a combination of land area, in lieu payments and/or a higher level of improvements equal to the value of forty percent of the gross site area is provided and approved.

- (c) Zoning density in accord with Step Three of a range shall be established by Planned District developments which provide for improved public open space at a ration of 2.45 acres per 100 dwelling units [in addition to open space provided for under (2)(b) above] which shall meet the following requirements:

- 1) The shape, topography and location of such improved open space shall be found to be suitable by the Planning Commission prior to approval.
- 2) Developed open space satisfying the requirements of this subsection shall include at least one of the following facilities: an historical building and site, playground, park, trails for hiking or riding, pedestrian pathways or plazas, or other open facility. Improvement of such open space shall be equal to an established value per dwelling unit, to be adopted by the City Council from time to time as circumstances warrant.
- 3) Land shall be reserved by dedication to the City and maintenance shall be provided by the City if use is not to be limited to a specific group of residents.
- 4) Open spaces designated on the General Plan [not otherwise provided under subsection (b)] shall be provided prior to the provision of any other type of open space in fulfillment of the requirements of this subsection.

5) Exceptions to this standard for improved space reservations may be made if any one or a combination of land area, in lieu payments, and/or a higher level of improvements equal to the established value of required land and improvements is provided and approved.

(d) The qualities of character, identity and variety shall be incorporated in all planned districts in hill residential range areas. Such qualities may be achieved through careful treatment of the following elements:

Landscaping, which may include:

- Streetscape
- Open space and plazas
- Use of existing landscape
- Pedestrian ways
- Recreational areas

Siting, in relation to:

- Visual focal points
- Existing physical features
- View
- Sun and wind orientation
- Circulation pattern
- Physical environment
- Building setback and groupings

Design features, including

- Street sections
- Architectural styles
- Harmonious use of materials
- Landscaped parking areas
- Varied use of house types, such as
 - atrium or court
 - townhouse
 - maisonette
 - terrace
 - tower
 - attached

(e) The general policy in hill residential range areas shall be that the requirements of all preceding steps or portions thereof shall be met prior to consideration of any given step above Step One. However, where circumstances warrant, the Planning Commission and City Council may allow a partial fulfillment of a step; the proportion of the step to be granted shall be based on the proportion of the open space and/or improved facility provided. Also, in instances where the Planning Commission and City Council find that the scale of a single provision is sufficient to warrant special consideration, additional credit toward the requirements for another step may be granted.

ISOLATED PROBLEM AREAS:

Any land uses approved under Planned District procedures for isolated problem areas shall be deemed to be in accordance with the General Plan. Planned District applications for isolated problem areas shall conform to the following standards:

- (1) A preliminary site plan which demonstrates that a desirable land use and development relationship can be achieved in a given area shall be approved by the Planning Commission prior to its designation of any area as an "isolated problem" area. This site plan shall be adequate to fulfill the preliminary site plan requirement for a Planned District pursuant to the Zoning Ordinance.
- (2) Compatibility between land uses in isolated areas and their surroundings shall be fostered by siting, circulation and landscaping treatment which recognizes the functions and needs of adjacent areas.
- (3) Landscaping elements, including plant materials, street furniture and screening, shall be emphasized to give problem areas character and identity.
- (4) Streets, public facilities, and utilities existing or to be provided shall be adequate to serve developments proposed for isolated areas.

(5) Any commercial land use proposed for an isolated area should be a predominantly service, rather than retail type activity.

(6) Joint access internal circulation systems should be developed within the problem areas to achieve a more efficient use of the land.

(7) An isolated area proposed for residential use should not exceed eight gross acres.

(8) An isolated area proposed for commercial or industrial development should not exceed three gross acres.

(9) Isolated areas shall be given a Planned District zoning designation to assure a conformance with the land use policy prescribed for a specific isolated problem area.

COMMERCIAL DEVELOPMENT IN A RESIDENTIAL AREA:

Standards for inclusion of commercial development in a Planned District within an area shown as residential on the adopted General Plan shall be as described below.

(1) A basic premise shall be that such retail and service commercial development be ancillary to, basically serve, and be compatible of integration with the primary residential use and character of the Planned District and surrounding properties.

(2) **Economics:** The residential development within the Planned District shall constitute the primary market for the commercial uses within the Planned District. Not more than fifty percent of the market required to support the commercial uses proposed shall be located outside the Planned District, provided, however, that in cases where a market analysis clearly demonstrates that existing and planned commercial uses are inadequate to serve the needs of residents of the surrounding area more than fifty percent of the market justifying such commercial uses may be allowed from the area surrounding the Planned District.

(3) **Scale:** Maximum gross site area devoted to commercial retail convenience center development shall be less than three gross acres (subject to the economic criteria noted above).

(4) **Uses:** All commercial uses shall be convenience shopping and/or service facilities. Specific uses and maximum areas shall be specified in the general development plan. No drive-in enterprises or uses for which justification relies primarily on through traffic are permitted, unless justified by the economic criteria established herein; provided, however, that gasoline service facilities which make use of pedestrian and vehicular ways in common with other uses in terms of roof line, use of materials, and architectural treatment may be allowed. Specialized commercial facilities (e.g., restaurants, commercial recreation facilities, art and craft studios and shops, etc., office and research facilities) which require a larger market area than that herein specified, may be allowed where it is satisfactorily demonstrated that such uses will create a desirable amenity to the living environment and can be desirably integrated within the development and without placing an undue burden on thoroughfare traffic capacities.

(5) **Design and Amenities:** Adequate buffers and/or landscaping, and a specific proposal for signing controls shall be provided in the precise site plan to assure that the basic residential character of the living environment is not violated. No free-standing signs shall be permitted except that one planned district sign per street frontage identifying the center may be allowed. Such planned district sign(s) shall not exceed ten feet in height. The design, materials, lighting, and scale of all signs shall be subdued, non-commercial in character and wholly compatible with the residential qualities of the area. All interior and exterior displays and all windows through which displays or merchandise can be seen shall not be visible from any public right-of-way. Any commercial development proposed shall be part of an activity center for the surrounding residential area and shall therefore include at least one of the following: recreational, social, religious or public facility (e.g., swim or racquet club, community club, church, etc.). Guarantees assuring the provision of such use or uses shall be provided prior to any commercial development taking place.

(6) **Staging:** Residential construction shall be the major portion of the first phase of development. Completion of commercial development shall not precede completion of residential units and adequate guarantees are to be provided.

EXISTING
ADOPTED BY CITY COUNCIL RESOLUTION NO. 640
Development Policy for PLANNED UNIT DEVELOPMENTS
May 12, 1970

OBJECTIVES

1. To provide a more desirable living environment than would be possible through the strict application of ordinance requirements.
2. To encourage developers to use a more creative approach in the development of land.
3. To encourage a more efficient, aesthetic and desirable use of open area.
4. To encourage variety in the physical development pattern of the City.

PRINCIPLES

1. The gross population density and building intensity of any area proposed for development under planned unit approach is to remain unchanged and conform to the basic overall density and building intensity requirements of the zoning district except in cases where the land is in one ownership and is not bisected by public streets and is divided into two or more adjoining residential zoning districts of differing restrictions. In such exceptional cases, the maximum number of dwelling units which may be concentrated on any of the adjoining part of such land shall not exceed the aggregate number of dwelling units permitted on the whole of such land.

Lot dimensions, building setbacks and area do not have to meet the specific ordinance requirements, providing that a more functional and desirable use of the property is made. (Amended 11/20/73, Res. 3357)

2. A variety of dwelling and building types is to be encouraged.
3. Residential lot sizes, related to single-family detached units may be reduced as follows (with the exception of "Townhouses" as noted):

R-1-6	—	Maximum reduction 10% of minimum area required by ordinance.
R-1-X	-	Maximum reduction to be determined by Planning Commission.
R-1-8	—	Maximum reduction 20% of minimum area required by ordinance.
R-1-10	-	Maximum reduction 25% of minimum area required by ordinance.
R-E-½	—	Maximum reduction 40% of minimum area required by ordinance.
R-E-1	—	Maximum reduction 50% of minimum area required by ordinance.

providing that drawings are submitted that show the relationship of interior and exterior living or working area is desirable and adequate and that the living and working environment is just as desirable as the strict requirements of the ordinance.

4. In areas where "Townhouses" (a "townhouse" is defined as a single-family dwelling with no side yards between adjacent "townhouses") are used, there shall be no more than five "townhouse" units in any contiguous group. A variety of building setbacks, color and building materials for continuous "townhouse" units is encouraged. An average rear yard depth shall be a minimum of twenty-five feet where lot does not abut a park or open space easement. A minimum side yard on the two end units of contiguous "townhouse" groups shall be a minimum of seven feet plus three feet for each additional story over one story for the end units.
5. For each square foot of land gained within a residential subdivision through the reduction of lot size below minimum ordinance requirements or other means, equal amounts of land shall be dedicated to the City, either rights in fee or easement,

and retained as open space for park recreational and related uses. All lands dedicated in fee or easement must meet the City's requirements.

6. The "planting" or "utility strip" between the curb and sidewalk may be eliminated and an equal amount of land area placed into an acceptable public park. Then either an integral curb, gutter and sidewalk treatment or an acceptable sidewalk plan may be developed. Where integral curb, gutter and sidewalk is allowed, a seven foot planting and utility easement is required. However, integral curb, gutter and sidewalk treatment cannot be used on major or secondary thoroughfares or parkways. Areas within planting strips cannot be eliminated to enable larger lot sizes to be used for park purposes in a non-public park.
7. All areas proposed for dedication to the City under planned unit development approach must be acceptable as to shape, size and location, as required by the Planning Commission.
8. All areas proposed as homeowner parks or similar approaches, if using the advantages of the planned unit development approach, the developer must convey to the City the "development rights" (i.e., recreational and open space easement) and must meet the requirements of the Planning Commission as to shape, size and location.
9. Rights-of-way for riding, hiking and other types of trails and scenic ways may be dedicated in "fee" to the City through a space exchange by a reduction in lot sizes and elimination of the "planting strip" on an equal square foot basis, providing that the requirements as to area and location meet the requirements of the Planning Commission. Rights-of-way for water courses and other similar channels are not acceptable for space exchanges under planned unit development. However, the portion of the right-of-way that is usable as a trail or similar way may be acceptable, but must be approved by the Planning Commission.
10. A possible clustering of dwellings may be accomplished through a reduction of lot area with overall density remaining the same, and the provision of usable and desirable open space easements dedicated to the City. Size and location of such easements to be subject to approval by the Planning Commission.
11. Public utility and other similar easements cannot be used for a space exchange under the planned unit approach.
12. Commercial development is encouraged to make a variety of uses of the setback requirements by trading space through the development of open plazas, pedestrian malls, tot lots and other public spaces and uses with adequate planting, etc.
13. Industrial development is encouraged to make a better use of required open space by varying the setback and other requirements, if it can be shown that the development results in a more efficient and desirable use of space.
14. Any subdivision which includes the proposal to dedicate to the City land for park and open space use under the planned unit approach must include by dedication, or by other reasonable means, the total park area, at the time of filing of final map on all, or any portion, of the tract or tracts.
15. The developer is encouraged to obtain a trained and experienced land planner, registered architect and/or landscape architect to prepare plans for all planned unit developments, to enable the most expeditious processing of such developments. (The use, by developers, of qualified professionals to do plans for planned unit developments enables the planning staff to reduce the time it must spend on said development).

16. The City will do the basic working drawings and landscape architectural design for all areas dedicated to the City for public park purposes and provide the basic landscape planning, if desired by the developer, and provided that a minimum of thirty days' notice has been given by the developer to the City at the tentative map stage. As a condition of approval of any planned unit development involving creation of a public or private park, the developer shall be required by appropriate means to guarantee and insure the initial development, improvement and landscaping of any such park, to basic City standards, to include:
- (a) Grading and contouring.
 - (b) The installation of an irrigation supply line with an automatic irrigation system on a four acre per five acre ratio.
 - (c) The establishment of a meadow area on a general ratio of not less than four acres of meadow area for each five acres of gross park area.
 - (d) The installation of a master tree program on a twenty-five tree per acre basis.
 - (e) The construction and installation of creative play apparatus (e.g., sewer pipe, logs, stumps).
17. All park areas and open space easements established under the planned unit approach shall be provided with all required street improvements in accord with the City of Fremont's street improvement ordinance and be completed concurrent with improvements along abutting property.
18. Planned unit development is not limited to the creation of park area. Application could be made to permit variety in the location of dwelling units within the subdivision, providing the overall density of the zoning district is not increased.
19. A diversification of lot sizes may be permitted within a zoning district without the dedication or creation of park areas, providing the overall density of the zoning district is not increased.

EXISTING
ARTICLE 8. R-G GARDEN APARTMENT RESIDENCE DISTRICT.

Sec. 8-2800. Purpose.

To stabilize and protect the residential characteristics of the district and to promote, insofar as compatible with the intensity of land use, a suitable environment for family life.

Sec. 8-2801. Principal permitted uses.

The following are the principal permitted uses in an R-G District:

(a) Agriculture, except the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises.

(b) Single family, two family and multiple dwellings. (Amended, Ord. 982)

(c) Special residential care facilities (Added, Ord. 927)

Sec. 8-2802. Accessory uses. (Amended, Ord. 1086)

The following are the accessory uses permitted in an R-G District.

(a) Rooming and boarding of not more than two persons.
(b) Signs complying with the applicable regulations set forth in Article 21 of this chapter.

(c) Private garages and parking areas.

(d) Other accessory uses and accessory buildings customarily appurtenant to a permitted use.

Sec. 8-2803. Conditional uses. (Amended, Ord. 1086)

The following are conditional uses in any R-G district:

(a) Motels.

(b) Roominghouses and boardinghouses for any number of guests.

(c) Incidental services, such as restaurants and retail sales to serve restaurants, provided there is no exterior display or advertising and such activities are conducted in spaces which are integral parts of a main building.

(d) Social halls, lodges, fraternal organizations and clubs, and community clubs, except those operated for a profit.

(e) Licensed nursing homes and convalescent hospitals.

(f) Public and quasi-public buildings and uses of a recreational, educational, religious, cultural, or public service type; but not including corporation yards, storage or repair yards, and warehouses.

(g) Children's nursery schools.

(h) Home occupations, the zoning administrator being the granting authority.

Sec. 8-2803.1. Additional conditional uses. (Added, Ord. 915)

The following are additional conditional uses in an R-G district if no (H) district designation overlays such district.

(a) Mobilehome parks.

Sec. 8-2804. Height regulations.

No principal building shall exceed either three and one-half stories or thirty-five feet in height and no accessory building shall exceed either two stories or twenty-five feet in height, except that in an R-G-X district the height regulations shall be as specified for such district on the zoning map, or if not specified, then the same as for other R-G districts.

Sec. 8-2805. Lot and siting requirements.

The following minimum (unless indicated as maximum) requirements shall be observed, except where otherwise provided for conditional uses or R-G-X districts. The minimum requirements shall be one of the following, as designated on the zoning map.

(a) Building site: R-G-25 — Seventy-five hundred square feet.

R-G-15 — Seventy-five hundred square feet.

R-G-X — As specified for that district on the zoning map, or if not specified, then the same as R-G-25.

(b) Building site area per dwelling unit: R-G-25 — Twenty-five hundred square feet.

R-G-15 — Fifteen hundred square feet.

R-G-X — As specified on the zoning map for that district.

(c) Building site width: R-G-25 — Seventy feet.

R-G-15 — Seventy feet.

R-G-X — As specified on the zoning map for that district, or if not specified, then the same as R-G-15.

(d) Separation and yard requirements. All R-G districts, unless otherwise specified by a conditional use permit or on the R-G-X zoning map:

(1) Between windows required by the Fremont building code located on parallel building walls, or walls, which, if extended, are at an angle to each other of less than 90 degrees:

a. Between two living room windows: 80 feet, except 40 feet between one story (10 feet or less above ground level) buildings.

b. Between a living room window and a bedroom window: 60 feet, except 40 feet between one story (10 feet or less above ground level) buildings.

c. Between two bedroom windows: 40 feet, except 30 feet between one story (10 feet or less above ground level) buildings.

d. Between two windows not required by the Fremont building code: 30 feet.

(2) Between buildings and a public street right-of-way or private street easement: 25 feet. (Amended, Ord. 1051)

(3) Between private open space enclosures and a public street lot line, section 8-22206 notwithstanding: 15 feet (except when located on a thoroughfare or when located across the street from a commercial district or facility, then: 25 feet).

(4) Between two buildings: 20 feet.

(5) Between private open space enclosures when attached to separate buildings: 20 feet.

(6) Between a building and an interior lot line: 15 feet (25 feet between a living room window and an interior lot line).

(7) Between a building and a paved area intended to be used for vehicular parking or circulation: 15 feet (except where parking occurs under a residential building, then: 15 feet for 80% of the area around the building).

(8) Between parking or circulation areas and a public street right-of-way or private street easement: 25 feet except that if an (H) district designation overlays the R-G district, parking within yard areas adjacent to streets may be permitted if the parking area is enclosed and screened from the street by a wall of decorative masonry or lumber of a minimum two inch thickness compatible

with the architecture of surrounding buildings, of a height of six feet, subject to the requirement of section 8-22206(c). (Added, Ord. 1051)

(9) Between an open fence not to exceed 8 feet in height and a public street right-of-way or private street easement: 10 feet except that on a corner lot the fence may come within 5 feet of any side street lot line adjacent to a public right-of-way or private street easement. (Added, Ord. 1051)

(e) Lot coverages — all R-G districts, unless otherwise specified by a conditional use permit or on the R-G-X zoning map:

(1) 25% maximum building coverage (exclusive of detached parking structures).

(2) 50% minimum open space coverage (recreational building areas such as cabanas and private open space areas at ground level may be included in the open space coverage).

(f) Private open space areas — all R-G districts, unless otherwise specified by a conditional use permit or on the R-G-X zoning map:

(1) Balconies (above ground level): 60 square feet, the least dimension of which is seven feet.

(2) Patios (at ground level): 120 square feet, the least dimension of which is 10 feet and which is enclosed by a view-obscuring fence 4-6 feet in height composed of masonry and/or lumber of a minimum one inch thickness.

(3) A private open space shall be an area contiguous to the individual dwelling unit which allows its occupants the personal use of an outdoor space. Each dwelling unit shall have at least one private open space area.

(g) Provided, that all other requirements of this chapter are met, the required area per dwelling unit specified above may be reduced to fifteen hundred square feet in the R-G-25 district classification and one thousand square feet in the R-G-15 district classification for each efficiency apartment, as defined herein, contained in a multi-family dwelling.

(h) Street frontage: Thirty-five feet. (Amended, Ord. 982)

Sec. 8-2806. Other required conditions.

The following additional conditions shall apply in an R-G district:

(a) Site plan and architectural approval are required of all conditional use permits and residential dwellings except home occupations. (Amended, Ord. 1086)

(b) Notwithstanding Section 8-23101 of this Code, amendment of this chapter to establish or change the boundaries of an R-G-X district shall be initiated only by application of the owners of the property affected. Such applications shall be accompanied by the following:

(1) a sepia map of a survey of the affected property, in accord with the Fremont building code, or any modification thereof, showing existing features of the property, including trees, structures, streets, easements, utility lines, and structures, and specifying the size of the property controlled by the applicant;

(2) a sepia map of the affected property (drawn to the scale of one inch equals twenty feet, or other scale as required by the director of community development), denoting the proposed location, orientation, configuration and use of buildings (including all setbacks and distances between buildings in feet), vehicular access and parking arrangements, pedestrian ways, fencing and other screening facilities, landscaped and/or recreational areas, and street rights-of-way (existing and proposed, curbs, gutters, sidewalks, driveways and street paving shown at least to the centerline of all abutting streets);

(3) a sepia copy of the exterior elevations of all proposed structures, fences, walls, and landscape elements, indicating types of materials to be used, colors and other design details, of a type and scale as specified by the director of community development; and

(4) a summary development table, including pertinent facts and statistics about the proposed project in categories as specified by the director of community development.

In taking action, pursuant to article 31 of this chapter, the commission and council may approve or deny the proposed amendment as submitted, or may recommend approval of said proposed amendment subject to the applicant submitting specified modifications thereto, relating to the items listed herein, to be denoted on the pertinent documents accompanying the application for the proposed amendment.

(c) If an (H) district designation overlays the R-G district, no new building shall be constructed and no existing building shall be altered, enlarged, or rebuilt so as to affect the exterior of such existing building without the approval of the historical architectural review board. The preceding sentence shall not apply to any single family dwelling unless such dwelling shall have been designated as an historical resource in the general plan. (Added, Ord. 982)

(d) (Repealed, Ord. 1051)

Sec. 8-2807. (Repealed by Ord. 982)

EXISTING

ADOPTED BY CITY COUNCIL RESOLUTION NO. 815

Development Policy for PARK DESIGN
February 13, 1962

OBJECTIVES:

- (1) To provide a more desirable living environment in residential areas.
- (2) To provide a variety of accessible and safe areas for leisure activity for all age groups.
- (3) To encourage a more efficient, aesthetic and desirable use of open areas in residential neighborhoods.

PRINCIPLES:

- (1) Park areas shall be designed to minimize surveillance requirements and shall provide access and street frontage appropriate to the use contemplated and be commensurate with development costs and topography.
- (2) Neighborhood park facilities should be located adjacent to elementary schools whenever possible. Where this is not feasible, such facilities should be adjacent to neighborhood commercial facilities, multiple family areas, and historical or natural topographic features.
- (3) Neighborhood park and leisure facilities adjacent to high density residential and C-B-D areas should be so located as to maximize use and accessibility, and be designed to meet the needs of apartment dwellers and daytime office workers.
- (4) The neighborhood school site/City park complex should be planned for the pre-schooler, children from 4 to 14 years of age, the family group, and elder citizens.
- (5) The school site should offer the facilities for the more active outdoor and indoor leisure activities; for example, the multi-purpose room, the toilet facilities; play apparatus; sports field for baseball, soccer, and football; the paved areas for court games; and off-street parking.
- (6) The neighborhood park should offer the facilities for the more passive leisure activities, and should include facilities such as: play lots and mother's area; nature and scenic hobby area; family picnic and barbecue area; free play area; quiet area; and wading pool.
- (7) The design of neighborhood parks should emphasize such things as are normally found out in the open countryside, such as: larger trees, rolling berms and hillocks, shrubs, and meadowlands, so that the informal rural 'countryside' may be integrated within our urban environment.

RELATION OF SUBDIVISION ORDINANCE ON PARK DEDICATION REQUIREMENTS TO PARK STANDARDS

LAND DEDICATION

	<u>For single family developments</u>	Subdivision Ordinance Requirements
	<u>≤ 6.5 D.U.'s/Gr. Ac.</u>	<u>579</u> ft ² per D.U.
GP Standards	Neighborhood parks require 6.1 AC/1000 DU's or	265 ft ² per D.U.
"	Community parks require 7.2 AC/1000 DU's or	<u>313</u> ft ² per D.U.
"	City-wide parks require 28.8 AC/1000 DU's or	<u>578</u> ft ² per D.U. Total 1254 ft ² per D.U.
	<u>For multiple developments</u>	Subdivision Ordinance Requirements
	<u>≤ 18 D.U.'s/Gr. Ac.</u>	175 – 260 ft ² /D.U.
GP Standards	Neighborhood parks require 2.2 AC/1000 DU's or	96 ft ²
"	Community parks require 2.6 AC/1000 DU's or	<u>113</u> ft ² <u>209</u> ft ² /D.U.
"	City-wide parks require 18.4 AC/1000 DU's or	802 ft ² /D.U.

Subdivision Ordinance provides for neighborhood and community park dedication but not for City-wide parks.

Neighborhood, Trail & School Parks (Existing)		1. Ex. Ac.	2. Add Planned Ac.	3. Total Ac.	4. Acq. Exp. (\$)	5. Dev. Exp. (\$)	6. Total Exp. to Date (\$)	7. Future Acq. Costs (\$)	8. Future Dev. Costs (\$)	9. Total Future Costs (\$)	10. Total Existing & future Exp. (\$)	11. Maint. Cost/Yr. at full dev. (\$)	Current Development Status
Benefit Area	Name of Park												
CENTERVILLE	AZEVEDO	7.8		7.8		13,459	13,459		48,500	48,500	61,959	19,500	4.7 acres turf, trees, irrigation
	NOLL	2.8		2.8		4,832	4,832		26,100	26,100	30,932	7,000	1.1 acres of turf and irrigation
	PLAZA	1.1		1.1					2,500	2,500	2,500	2,750	Dev. to PUD standards — turf, trees, irrigation, benches — needs play equipment.
LOS CERRITOS	BROOKVALE	2.35		2.35								5,875	Dev. to PUD — Landscaping, irrigation, walks, lighting and play area
	BROOKVALE TRAIL PARK	4.2 (.4 mile)		4.2								12,600	Dev. to PUD — landscaping, irrigation and walkways
	WESTRIDGE	3.9		3.9		22,221	22,221				22,221	9,750	Turf, landscaping, irrigation, play equipment
	PATTERSON	5.8(+ 2 Ac leased)		7.8		14,256	14,256		15,500	15,500	29,756	14,500	1st phase — landscaping, irrigation, picnic and play equipment
	CABRILLO TRAIL PARK	6.0 (.5 mile)		6.0		5,280	5,280				5,280	18,000	Manual irrigation, landscaping, walkways
	CABRILLO SCHOOL PARK	2.0		2.0		14,331	14,331		2,000	2,000	16,331	5,000	Landscaping, irrigation, walkway and bench. Needs play equipment.
IRVINGTON	RIX	7.4		7.4		14,094	14,094		69,000	69,000	83,094	18,500	4.4 acres turf, irrigation, landscaping and play equipment.
	MARSHALL	4.4		4.4		10,992	10,992				10,992	11,000	Turf, irrigation, walkway, benches, basketball and volleyball.
	BLACOW	5.7+2.6 PG&E R/W		8.3		11,053	11,053		53,000	53,000	64,053	20,750	Trees, turf, irrigation, play equipment, picnic tables.
	GRIMMER SCHOOL PARK	2.0		2.0								5,000	Play apparatus, trees, turf.
NILES	RANCHO ARROYO	4.35		4.35		32,000	32,000		13,200	13,200	45,200	10,875	3.5 acres develop w/turf, trees, irrigation, play equipment.
	VALLEJO MILLS SCHOOL PARK	2.0		2.0								5,000	Play apparatus, trees, turf, manual irrigation.
MISSION SAN JOSE	GOMES	11.16		11.16	via sale of other park site	44,527	44,527		67,000	67,000	111,527	27,900	Landscaping, irrigation, walkways, bridge on 6.9 acres.
	HIGHLANDS	1.3		1.3					20,200	20,200	20,200	3,250	Chipseal pedway only.
	BUENA VISTA	4.51		4.51	46,623	58,838	105,461				105,461	11,275	Turf, irrigation landscaping, play area

Neighborhood, Trail & School Parks (Existing) Cont'd.		1. Ex. Ac.	2. Add Planned Ac.	3. Total Ac.	4. Acq. Exp. (\$)	5. Dev. Exp. (\$)	6. Total Exp. to Date (\$)	7. Future Acq. Costs (\$)	8. Future Dev. Costs (\$)	9. Total Future Costs (\$)	10 Total Existing & Future Exp.(\$)	11 Maint. Cost/Yr. at full dev. (\$)	Current Development Status
Benefit Area	Name of Park												
OLD MISSION	MISSION SAN JOSE SCHOOL PARK	2.0		2.0								5,000	Play apparatus, trees, and turf.
WARM SPRINGS	ARROYO AGUA CALIENTE	4.0		4.0					1. 90,000	90,000	90,000	10,000	None.
	BOOSTER PARK	8.3		8.3		7,142	7,142				7,142	20,750	Landscaping, irrigation, play equipment, pathways, baseball backstop.
	LONE TREE CREEK PARK	8.9		8.9		8,213	8,213		138,200	138,200	146,413	22,250	2.8 acres landscaping, irrigation, walkway multi-purpose court and play apparatus
NORTHGATE	CRANDALL CREEK	5.0		5.0		34,000	34,000				34,000	12,500	1st phase completed.
	NORTHGATE TRAIL PARK	6.3		6.3 (.52mi)		3,000	3,000				3,000	18,900	Landscaping, irrigation, walkways, play equipment.
HARVERY PARK	LOWRY PARK	5.0		5.0								12,500	Min. PUD standards — trees, turf, irrigation and play apparatus.
		123		123	46,623	298,238	344,861		545,200	545,200	890,061	310,425	

COMMUNITY PARKS (Existing)		1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	Current Development Status
Benefit	Name of Park	Ex. Ac.	Add Planned Ac.	Total Ac.	Acq. Exp.	Dev. Exp.	Total Exp. to Date (\$)	Future Acq. Costs (\$)	Future Dev. Costs (\$)	Total Future Costs (\$)	Total Existing & Future Exp. (\$)	Maint. Costs/ Yr. at full Dev. (\$)	
	CENTERVILLE	10.1		10.1	241,945	180,000	421,945		1. 667,500	667,500	1,089,445	27,775	Lighted tennis courts, baseball fields (lighted) parking lot and landscaping.
	LOS CERRITOS	12.19		12.19	218,600	280,210	498,810		282,000	282,000	780,810	33,523	Community Center Building, parking and play area.
	IRVINGTON	12.0		12.0	167,819	252,382	420,201		1. 425,500	425,500	845,701	33,000	Landscaping, irrigation, sports field (lighted) pathways, snackbar, picnic and playareas.
	NILES	34	2. 95	129	561,115	10,000	571,115		1. 897,000	897,000	1,468,115	3. 33,000	Building, parking, landscaping, tennis courts, restrooms, some trees and turf.
	MISSION SAN JOSE	7.6		7.6	29,616	39,000	68,616		1. 720,000	720,000	788,616	20,900	Tennis courts only.
	WARM SPRINGS	12.02		12.02	56,836	182,000	238,836		1. 509,000	509,000	747,836	33,055	Restrooms, softball-football-soccer-field, picnic and play areas, parking and landscaping.
	NORTHGATE	16.0		16.0	77,500		77,500		1. 816,500	816,500	893,500	47,438	None.
	SYLVESTER P. HARVEY	10.2		10.2					607,000	607,000	607,000	28,050	None.
		114.1	95	209.1	1,135,050	943,592	2,297,025		4,924,500	4,924,500	7,221,023	256,741	
HISTORICAL PARKS (Existing)													Existing buildings, Vallejo Abode, chain link fence around park, wrought iron fence around abode, restrooms. Parking, picnic and barbeque, .8 ac of turf and irrigation. House, 2 cottages, botanical gardens & parking. Landscaping. Turf, irrigation, benches, and paving.
Benefit Area	Name of Park												
NILES	CALIFORNIA NURSERY	20.081		20.081					301,215	301,215	301,215	50,202	
	VALLEJO MILLS	10.0		10.0	36,750		36,750		127,450	127,450	164,200	25,000	
	SHINN	4.5		4.5		25,000	25,000		4. 42,500	42,500	67,500	11,250	
IRVINGTON	IRVINGTON PLAZA PARK	.25		.25		3,000	3,000				3,000	625	
CENTERVILLE	WILLIAMS	1.0		1.0					187,000	187,000	187,000	2,500	
		35.83		35.83	36,750	28,000	64,750		658,165	658,165	722,915	89,577	
CITY-WIDE PARKS		1. Includes community center building 2. Joint acquisition w/EBRPD 3. Determined maintenance costs for 12 acres only											
CENTRAL	CENTRAL PARK	170 242		412	1,012,500	1,702,962	2,715,462		5,547,000	5,547,000	8,262,462	906,400	

PROPOSED PARKS SHOWN ON THE GENERAL PLAN

NEIGHBORHOOD PARKS		PLANNED ACREAGE				Estimated Acq. Costs	Estimated Development Costs	TOTAL Estimated Costs	Estimated Maint. Cost/Yr. at full develop.	PLANNED DEVELOPMENT
BENEFIT AREA	NUMBER OF PARKS	6 AC/ PARK	15 AC/ PARK	25 AC/ PARK	TOTAL AC.					
CENTERVILLE	1	6			6	120,000	232,620	352,620	15,000	to 1st phase
LOS CERRITOS	None									
IRVINGTON	None									
NILES	1	6			6	120,000	232,620	352,620	15,000	to 1st phase
NILES HILLS	3	18			18	360,000	697,860	1,057,860	45,000	to 1st phase
MISSION SAN JOSE	2	12			12	240,000	465,240	705,240	30,000	to 1st phase
OLD MISSION	None									
WARM SPRINGS	2	12			12	240,000	465,240	705,240	30,000	to 1st phase
WARM SPRINGS HILLS	2	12			12	240,000	465,240	705,240	30,000	to 1st phase
NORTHGATE	1	6			6	120,000	232,620	352,620	15,000	to 1st phase
HARVEY PARK	1	6			6	120,000	232,620	352,620	15,000	to 1st phase
NORTHERN PLAINS	4	24			24	480,000	930,480	1,410,480	60,000	to 1st phase
CENTRAL AREA	1	6			6	120,000	232,620	352,620	15,000	to 1st phase
Total Neighborhood Parks (Planned)	18	108			108	2,160,000	4,187,160	6,347,160	270,000	
COMMUNITY PARKS		PLANNED ACREAGE				Estimated Acq. Costs	Estimated Development Costs	TOTAL Estimated Costs	Estimated Maint. Costs/Yr. at full develop.	PLANNED DEVELOPMENT
BENEFIT AREA	NUMBER OF PARKS	6 AC/ PARK	15 AC/ PARK	25 AC/ PARK	TOTAL AC.					
CENTERVILLE	None									
LOS CERRITOS	None									
IRVINGTON	None									
NILES	1			25	25	500,000	1,184,960	1,684,960	67,500	
NILES HILLS	None									
MISSION SAN JOSE	None									
OLD MISSION	1			25	25	500,000	1,184,960	1,684,960	67,500	
WARM SPRINGS	None									
WARM SPRINGS HILLS	1			25	25	500,000	1,184,960	1,684,960	67,500	
NORTHGATE	None									
HARVEY PARK	None									
NORTHERN PLAINS	3		15	50	65	1,300,000	3,135,020	4,435,020	175,500	
CENTRAL AREA	None									
Total Community Parks (Planned)	6				140	2,800,000	6,689,900	9,489,900	378,000	F
Total Neigh/Comm. Parks (Planned)	24				248	4,960,000	10,877,060	15,837,060	648,000	

City Wide Parks (Planned)		Planning	Est. Acq.	Est. Dev.	Total Est.	Maint. Costs	<div>* at \$5,000 per acre ** at \$3,000 per acre parking, landscaping, picnic facilities \$600,000 clubhouse plus \$40,000 per hole for 18 holes.</div>
Planning Area	Name of Park	Acreage	Costs	Costs	Costs	Year	
Centerville	None						
Niles	Morrison Canyon	160 <small>(55 Ac in M.S.J.)</small>	\$ 800,000*	\$ 480,000**	\$1,280,000		
	Morrison " Golf Course	175	\$ 525,000	\$1,320,000	\$1,845,000		
Central	None						
Nr. Plains	None						
Warm Springs	Hidden Valley	765	\$2, 295,000	\$2,295,000	\$4,590,000		
M.S.J.	Mill Creek	135	\$ 675,000	\$ 405,000	\$1,080,000		
Irvington	None						
TOTAL		1235	\$4,295,000	\$4,500,000	\$8,795,000	\$1,235,000	
Historical Parks (Planned)							<div>landscaping, minimal re- storage, street improve- ments, etc.</div>
Planning Area	Name of Park						
Warm Springs		3	\$ 60,000	\$ 141,580	\$ 201,580	\$ 12,500	
\$3,000/AC Acquisition cost: for Hidden Valley and Morrison Canyon Golf Course							
\$5,000/AC Acquisition costs for Morrison Canyon and Mill Creek parks (most easily developable)							
\$3,000/AC Development costs for "natural" city wide parks							

TOTAL COSTS FOR EXISTING AND PLANNED PARKS

	Acreage	Expenditures To Date	Future Costs for acq. & dev.	Maintenance Costs/Year
Neighborhood Parks (Existing)	123	\$ 344,861	\$ 545,200	\$ 310,425
Community Parks (Existing)	^{2.} 210	\$2,297,025	^{3.} \$ 4,924,500	\$ 256,741
Historical Parks (Existing)	36	\$ 64,750	\$ 658,165	\$ 89,577
City Wide Parks (Existing)	^{4.} 412	\$2,715,462	\$ 5,547,000	\$ 906,400
TOTAL EXISTING	781	\$5,422,098	\$11,674,865	\$1,563,143
Neighborhood Parks (Planned)	108		\$ 6,347,160	\$ 270,000
Community Parks (Planned)	140		\$ 9,489,900	\$ 378,000
Historical Parks (Planned)	3		\$ 201,580	\$ 8,100
City Wide Parks (Planned)	1235		\$ 8,795,000	^{5.} \$1,235,000
TOTAL PLANNED	1486		\$24,833,640	\$1,891,100
TOTAL EXISTING & PLANNED	2267	\$5,422,098	\$36,508,505	\$3,454,243

1. Based on a fully developed park. Does not include recreation personnel.
2. 95 of these acres are leased.
3. Including six community center buildings.
4. 242 acres yet to be developed.
5. \$1,000/acre estimated maintenance costs.

ESTIMATED LANDSCAPE MAINTENANCE COSTS FOR FULLY DEVELOPED PARKS:

Neighborhood Parks	\$ 2,500/AC/YR
Community Parks	\$ 2,750/AC/YR
Trail Parks	\$ 3,000/AC/YR
City-Wide Parks	\$ 2,200/AC/YR
Hill Area Parks	\$ 500/AC/YR

ESTIMATED DEVELOPMENT COSTS FOR EXISTING PARKS:

Neighborhood Parks	\$13,500/AC
Community Parks	\$35,000/AC
Community Center Buildings (6000 — 10,000 square feet)	\$360,000 — \$600,000
Historical Parks	\$15,000/AC

ESTIMATED ACQUISITION AND DEVELOPMENT COSTS FOR FUTURE PARKS:

Neighborhood Parks	
Acquisition	\$20,000/AC
Development	\$13,500/AC
Street Improvements	\$ 70/Linear foot

Total cost for 6 acre neighborhood park = \$352,620

Community Parks	
Acquisition	\$20,000/AC
Development	\$35,000/AC
Street Improvements	\$ 70/Linear foot

Total cost for 25 acre community park, excluding
Community Center Building = \$1,684,960

Historical Park	
Acquisition	\$20,000/AC
Development	\$15,000/AC
Street Improvements	\$ 70/Linear foot

Total cost for 3 acre historical park = \$ 201,580

City-Wide (Hill Area) Parks	
Acquisition	\$ 3,000 — \$5,000/AC
Development costs	\$ 3,000/AC

REVENUES FROM PARK DEDICATION FEES BY BENEFIT AREA

7/1/71 to 3/31/76

BENEFIT AREA	1975 — 1976 to 3/31/76	1974 — 1975	1973 — 1974	1972 — 1973	1971 — 1972	TOTAL BY BENEFIT AREA
Centerville	\$ 6,050	\$ 1,200	\$14,094	\$67,862	\$22,851	\$12,057
Los Cerritos	\$ 461	\$ 7,050	\$12,811	\$ 400	\$70,225	\$ 90,948
Irvington	\$ 1,100	\$16,250	\$ 4,898	\$17,876		\$ 40,124
Niles	(\$ 9,470)	\$ 701	\$15,948	\$ 9,770	\$ 5,080	\$ 22,030
Niles Hills	\$ 250			\$ 50		\$ 300
Mission San Jose	\$13,019	\$60,139	\$78,183	\$ 1,088	\$ 8,996	\$161,425
Old Mission	\$ 6,650	\$ 5,600	\$ 8,170	\$ 8,179		\$ 28,599
Warm Springs	\$ 5,800	\$39,060	\$ 8,887	\$ 6,271		\$ 60,018
Warm Springs Hills		\$17,640	\$ 1,510	\$ 197	\$ 220	\$ 19,567
Northgate	\$ 6,510	(\$10,807)		\$22,810	\$ 3,765	\$ 22,279
Harvey Park	\$ 6,264	\$12,804	\$11,795			\$ 30,863
Central Area	\$ 450	\$ 450	\$ 200	\$ 347		\$ 1,447
Undistributed	(\$ 400)	(\$ 200)	\$ 910	(\$ 1,307)	\$ 2,189	\$ 1,191
TOTAL BY YEAR	\$36,684	\$149,887	\$157,406	\$133,543	\$113,326	\$590,848

APPROVED PARKS AND RECREATION BUDGET 1968 – 1977

	TOTAL BUDGET	PARKS				RECREATION & LEISURE SERVICES		PARKS & RECREATION		REVENUES FOR PARKS & RECREATION						
		Oper. & Maint.	Acq. & Dev.	Total Parks	% of total Budget	Budget	% of total Budget	Budget	% of total Budget	Parks & Rec. Fund	State & Federal Grants	Revenue Sharing	Rec. Cost Covering Programs	Total Revenue	% of Park & Rec Budget	
1968 — 1969	6,906,674	241,350	335,642	576,992	9%	301,677	4%	878,669	13%	413,417	0	0	35,920	449,337	51%	
1969 — 1970	8,598,691	359,661	46,100	405,761	5%	415,738	5%	820,449	10%	500,505	307,076	0	46,870	854,451	104%	
1970 — 1971	9,438,802	416,334	1,134,885	1,551,219	16%	423,924	5%	1,975,143	21%	896,030	57,936	0	79,509	1,033,475	52%	
1971 — 1972	10,440,401	465,759	53,364	519,123	5%	427,771	4%	946,894	9%	*	1,223,170	143,989	110,000	111,920	1,589,079	168%
1972 — 1973	13,309,259	565,215	550,433	1,115,658	8%	551,597	5%	1,667,245	13%	*	844,926	0	403,340	141,833	1,390,099	83%
1973 — 1974	17,519,616	598,125	689,937	1,288,062	7%	641,329	4%	1,929,391	11%	*	906,654	22,800	101,363	181,686	1,212,503	63%
1974 — 1975	19,404,554	683,134	1,171,470	1,854,604	9%	672,151	5%	2,526,755	14%	**	149,887	21,389	176,000	157,186	504,462	20%
1975 — 1976	19,321,949	609,149	110,293	719,442	4%	790,440	4%	1,509,882	8%	** Estimated	94,000	0	16,000	Estimated 203,740	Estimated 313,740	Estimated 21%
1976 — 1977	24,648,698	698,453	0	698,453	3%	925,766	4%	1,624,219	7%	** Estimated	84,000	0	0	Estimated 247,180	Estimated 331,180	Estimated 20%
								13,878,647						7,678,326	55%	

* Includes park dedication in-lieu fees

** In-Lieu dedication fees only, tax over-ride ends

**GENERAL CITY EXPENDITURES FOR PARKS AND
RECREATION OF SELECTED CITIES**

FISCAL YEAR

73 — 74

	<u>Total City Expenditures</u>	<u>Parks & Rec. Exp.</u>	<u>Parks & Rec. % of Total Expenditures</u>	<u>Est. Pop.</u>	<u>\$ Spent Per Capita for Parks and Recreation</u>
FREMONT	14,207,076	1,443,586	10%	115,600	\$12.48
PALO ALTO	17,978,940	3,230,976	18%	52,500	\$61.54
OAKLAND	90,163,688	6,775,671	8%	339,600	\$19.95
BERKELEY	27,681,619	3,151,144	11%	108,800	\$28.96
SUNNYVALE	16,333,373	3,427,002	21%	105,500	\$32.48
SAN JOSE	93,519,552	6,969,491	7%	528,900	\$13.18
ALAMEDA	9,473,873	1,042,095	11%	73,900	\$14.10
WALNUT CREEK	7,764,924	1,602,534	21%	47,350	\$33.84

FISCAL YEAR

74 — 75

FREMONT	17,692,878	1,842,888	10%	115,600	\$15.82
PALO ALTO	22,998,334	4,579,305	20%	52,500	\$81.22
OAKLAND	106,988,461	7,489,025	7%	339,600	\$22.05
BERKELEY	33,291,115	3,555,910	11%	108,800	\$32.68
SUNNYVALE	19,183,007	3,706,871	19%	105,500	\$35.14
SAN JOSE	105,797,117	11,245,298	11%	528,900	\$21.26
ALAMEDA	10,672,118	1,152,397	11%	73,900	\$15.59
WALNUT CREEK	8,965,745	2,325,179	26%	47,350	\$49.11

COMPARISON OF "STANDARDS" PARK ACREAGE REQUIREMENTS TO EXISTING AND
PLANNED NEIGHBORHOOD AND COMMUNITY PARK ACREAGE

Planning Area	Based on Existing Dwelling Units						Based on Dwelling Units at Ultimate Development					
	Neighborhood Parks			Community Parks			Neighborhood Parks			Community Parks		
	Existing Acreage	Acres Req. By Standards	% of Standards	Existing Acreage	Acres Req. By Standards	% By Standards	Total Acres (Existing & Planned)	Acres Req. By Standards	% of Standards	Total Acres (Existing & Planned)	Acres Req. By Standards	% of Standards
Centerville	12	49	24%	10	58	17%	18	57	32%	10	68	15%
Los Cerritos	26	32	81%	12	38	32%	26	36	72%	12	42	29%
Irvington	22	39	56%	12	46	26%	22	41	54%	12	49	24%
Niles (including Niles Hills)	6	17	35%	34	20	170%	30	36	83%	59	42	140%
Mission San Jose	17	19	89%	8	22	36%	29	34	85%	8	40	20%
Old Mission	2	7	29%	0	8	0%	2	17	12%	25	20	125%
Warm Springs (incl. Wrm. Spr. Hills)	21	10	210%	12	12	100%	45	34	132%	37	40	93%
Northgate	11	11	100%	16	13	123%	17	21	81%	16	24	67%
Harvey Park	5	4	125%	10	4	250%	11	13	85%	10	15	67%
Northern Plains	None	1	0%	None	1	0%	24	48	50%	65	56	116%
Central	None	6	0%	None	8	0%	6	20	30%	0	24	0%

CITY WIDE COMPARISON

	Based on Existing Dwelling Units			Based on Dwelling Units at Ultimate Development				
	Existing Acreage	Acres Required by Standards	% of Standards	Total Acres Existing & Planned	Acres Required by Standards	% of Standards		
All Neighbor-hood Trail & School Parks	123	195	63%	231	357	65%		
Community Parks	114	230	49%	254	421	60%		
City Wide Parks (including Historical Parks)	448	988	45%	1686	1905	89%		
Regional Parks	1200	1235	97%	2687*	2381	113%		
TOTALS	1885	2649	71%	4858	5064	96%		

*Does not include 13,020 acres in the baylands to be acquired by the South San Francisco Bay National

PROPOSED GENERAL PLAN POLICY TEXT REVISIONS

C. RECREATION, OPEN SPACE AND HISTORICAL RESOURCES OBJECTIVES:

1. To provide for a broad and comprehensive public and private recreation system meeting the needs of all income and age groups within the population.
2. To provide for the preservation of open spaces, and to encourage the advantageous use of existing natural features and historical resources, open spaces, and structural facilities, as a part of the recreation program.
3. To foster the preservation or enhancement of recreation areas as significant elements of the landscape.
4. To take all advantage possible of existing and future Federal and State funds and programs for acquisition and development of park lands.
5. To establish an identifiable perimeter for the City of Fremont.

PRINCIPLES:

1. Planning for parks and recreation facilities should be based upon evaluations of existing public facilities and upon determinations of present and future needs.
2. Public facilities should not attempt to satisfy the needs of citizen groups adequately served by private facilities.
3. Parks and recreation facilities should be on land dedicated and held inviolate in perpetuity, protected by law against diversion to non-public purposes and against invasion by inappropriate uses.
4. Parks and recreation facilities should be properly distributed throughout the entire city as related parts of a unified, well-balanced system; and each site should be, when desirable, centrally located to its service area.
5. Wherever possible, parks and recreation areas should be served by pedestrian and bicycle trails. (Added, Res. 3459)
6. The size and design of activity areas and facilities should be regarded as flexible, so as to be adaptable to changes in the population served and in the recreation program offered to meet changing needs.
7. The planning, acquisition, development, and administration of recreation facilities should reflect the fullest possible cooperation with other public agencies to the end that the citizen receives the maximum from his tax dollar.
8. Neighborhood and community parks should be located so as to serve the leisure needs of the area and to stimulate social interaction within such areas.
9. Historic parks should be located on sites possessing both inherent historical interest and special landscape value. Historic facilities should be preserved through various means available to the community. Incentive programs should be utilized to encourage private owners or developers to preserve historic resources.

10. City-wide parks should provide major and special use recreation facilities not usually duplicated in other parks.
11. Central Park shall include community park facilities for nearby residents.
12. Because the opportunity to acquire land for parks may only be available at the time of subdivision, priority should be given to land acquisition to achieve adherence to the standards stated below.
13. Funding priorities should emphasize development of community parks in order to serve the largest number of residents and to provide the greatest variety of park and recreational facilities to the immediate neighborhood and to the larger community.
14. The development of park and recreation facilities should be considered during the annual budget process and be staged in order to provide a balance of service for the entire community.
15. The development of large projects such as golf courses, etc., may be given special consideration as required.
16. Zoning and other implementary tools should be used whenever possible to reduce the need for the expenditure of public funds.
17. Special attention should be given future freeway and transit systems planned to traverse the City to the end that they are as harmonious as possible with existing and proposed leisure resources and the objectives stated above.

STANDARDS

1. Neighborhood Parks

Service Radius:	½ to ¾ mile
Area:	2 acres per 1,000 dwelling units
Size:	5 to 7 acres

2. Community Parks

Service Radius:	1 to 1½ miles
Area:	3.5 acres per 1,000 dwelling units
Size:	12 to 25 acres

3. City-wide Parks

Service Radius:	Entire City
Area:	18 acres per 1,000 dwelling units

4. Regional Parks

Service Radius:	Within 30 minutes driving time
Area:	35 acres per 1,000 dwelling units

ESTIMATED COST, BY BENEFIT AREA, OF PROPOSED PARK PLAN

BENEFIT AREA	DWELLING UNITS			EXISTING NEIGH. & COMMUNITY PARKS		EXISTING & PLANNED HISTORICAL PARKS		FUTURE PARKS (NEIGHBORHOOD AND COMMUNITY)						ALL PARKS			
	ULTIMATE UNITS ¹	EX. UNITS	UNITS TO BE BUILT	DEV. ¹ COSTS	COST/ D.U.	COST TO ² ACQ. &/OR DEV.	COST/ D.U.	COST TO ² ACQUIRE	COST/ D.U.	COST TO DEV.	COST/ ¹ D.U.	COST OF ³ STREET IMP.	COST/ D.U.	TOTAL NEW PARK COST	COST/ D.U.	TOTAL COST	COST/ D.U.
Centerville	17,220	11,121	6,099	\$ 382,082	\$ 63	\$232,500	\$38	\$ 240,000	\$39	\$ 162,000	\$ 27	\$ 303,240	\$50	\$ 705,240	\$116	\$1,319,822	\$216
Los Cerritos	7,441	6,062	1,379	\$ 299,500	\$217											\$ 299,500	\$217
Irvington	7,340	6,790	550	\$ 187,500	\$341											\$ 187,500	\$341
Niles (inc. hills)	5,010	2,700	2,310	\$ 550,196	\$238	\$425,665	\$184									\$ 975,861	\$422
Mission San Jose	5,790	3,260	2,530	\$ 446,739	\$177											\$ 446,739	\$177
Old Mission Warm Springs (incl. hills)	4,748	1,480	3,268	\$ 68,000	\$ 21			\$ 500,000	\$153	\$ 875,000	\$268	\$ 309,960	\$95	\$1,684,960	\$516	\$1,752,960	\$537
North Gate	3,930	2,100	1,830	\$ 635,600	\$347											\$ 635,600	\$347
Harvey Park	2,230 ²	580	1,650	\$ 247,000	\$150			\$ 120,000	\$ 73	\$ 81,000	\$ 49	\$ 151,620	\$92	\$ 352,620	\$214	\$ 599,620	\$364
Northern Plain	10,130 ²	180	9,950					\$ 860,000	\$ 86	\$1,118,000	\$112	\$ 764,820	\$77	\$2,742,820	\$275	\$2,742,820	\$275
Central	6,910	1,630	5,280														
City-wide	74,911	37,373	37,538	\$3,103,817	\$ 83	\$859,745	\$ 23	\$1,720,000	\$ 46	\$2,236,000	\$ 60	\$1,529,640	\$41	\$5,485,640	\$146	\$9,449,202	\$252

1. Based on current General Plan densities.

2. Preliminary results of the City's traffic study indicate that the combined holding capacity of the Harvey Park and Northern Plains Benefit Areas may be reduced to 8,000+ units. Should this occur, the cost per dwelling unit for all parks would be increased to \$687 for the Harvey Park District and \$426 for the Northern Plains District.

PROPOSED DEVELOPMENT POLICY FOR PARK DESIGN REVISIONS

OBJECTIVES:

1. To enrich the social, aesthetic, and recreational qualities of the community's residential neighborhoods.
2. To provide a variety of convenient and safe areas for leisure and recreational activity for all age groups.
3. To provide open areas within the City's overall pattern of urban development.

PRINCIPLES:

1. Park areas shall be designed to minimize surveillance requirements by providing access and street frontage on all sides of the park whenever feasible.
2. Park maintenance and upkeep needs shall be minimized within the limits of good park design.
3. Park facilities should be located to be compatible with and supportive of related institutional uses or adjacent to areas of concentrated activity whenever feasible.
4. Funding priorities should emphasize acquisition and development to serve the largest number of residents and to provide the greatest variety of park and recreational facilities.
5. More intensive development of the available park lands should be considered where park lands do not meet the area standards of the General Plan and where there is little opportunity for further acquisition.
6. Park land acquisition and development should be provided by the neighborhoods and community areas directly benefiting from these parks.
7. Historical parks should have as their primary purpose the preservation of historical structures or sites, with a secondary aim of providing a place to serve and enhance both City-wide and community activity needs.

NEIGHBORHOOD PARK DESIGN:

1. Neighborhood parks are intended to be meadow-like open space areas featuring grass and trees and to be used for informal leisure and free play activity.
2. Neighborhood parks should be located adjacent to elementary schools whenever possible.
 - a. The school site should offer facilities for the more active outdoor and indoor leisure activities; for example, a multi-purpose room, toilet facilities, sports fields for baseball, soccer, and football, and off-street parking.
 - b. Where neighborhood parks are not located adjacent to elementary schools and/or are of sufficient size to support more intensive development, the park design may include facilities for nonorganized activities such as "pick up" softball and hard surface play areas.

3. Neighborhood parks would normally be developed in two phases, to include the following features:

- a. **Phase I — Development Standards**

- (1) Grading
 - (2) Automatic Irrigation
 - (3) Turf Planting
 - (4) Landscaping (trees, shrubs)
 - (5) Concrete Pathways
 - (6) Play Area
 - (7) Drinking Fountains

- b. **Phase II — Development Standards**

- (1) Hard Surface Play Area (including equipment — such as basketball backstop, sleeves, nets, etc.)
 - (2) Benches

COMMUNITY PARK DESIGN:

1. Community parks are intended to be a combination of landscaped open space and more intensive recreational and sports facilities for organized or supervised program activities.
2. Community parks are normally developed in two phases, to include features such as:

- a. **Phase I — Development Standards**

- (1) Grading
 - (2) Automatic Irrigation
 - (3) Turf Planting
 - (4) Landscaping (trees, shrubs, ground cover)
 - (5) Concrete Pathways
 - (6) Play Area
 - (7) Drinking Fountains
 - (8) Group Picnic Area
 - (9) Parking Lot
 - (10) Restroom Building (including office and meeting room/storage facilities)
 - (11) Ball Field (including backstop, wing fences, bleachers, player benches, outfield fence,) and warning tract)
 - (12) Hard Surface Courts (tennis, handball, basketball, etc.)
 - (13) Football — Soccer Field

- b. **Phase II — Development Standards**

- (1) Additional benches, and picnic and barbeque facilities
 - (2) Sports field lighting
 - (3) Court(s) lighting
 - (4) Senior Citizen Area (shuffleboard, horseshoes, etc.; benches)
 - (5) Community Center Building

Phase I park development need not be completed before Phase II improvements are constructed. The specific order of park improvements is determined by the City Council upon recommendation of the Recreation Commission following public input.

3. The following criteria shall be considered in determining which community park within a benefit area shall include a community center building:
 - a. Size and configuration of the community parks;
 - b. Location within the benefit area;
 - c. Population to be served;
 - d. Availability of other buildings or facilities.

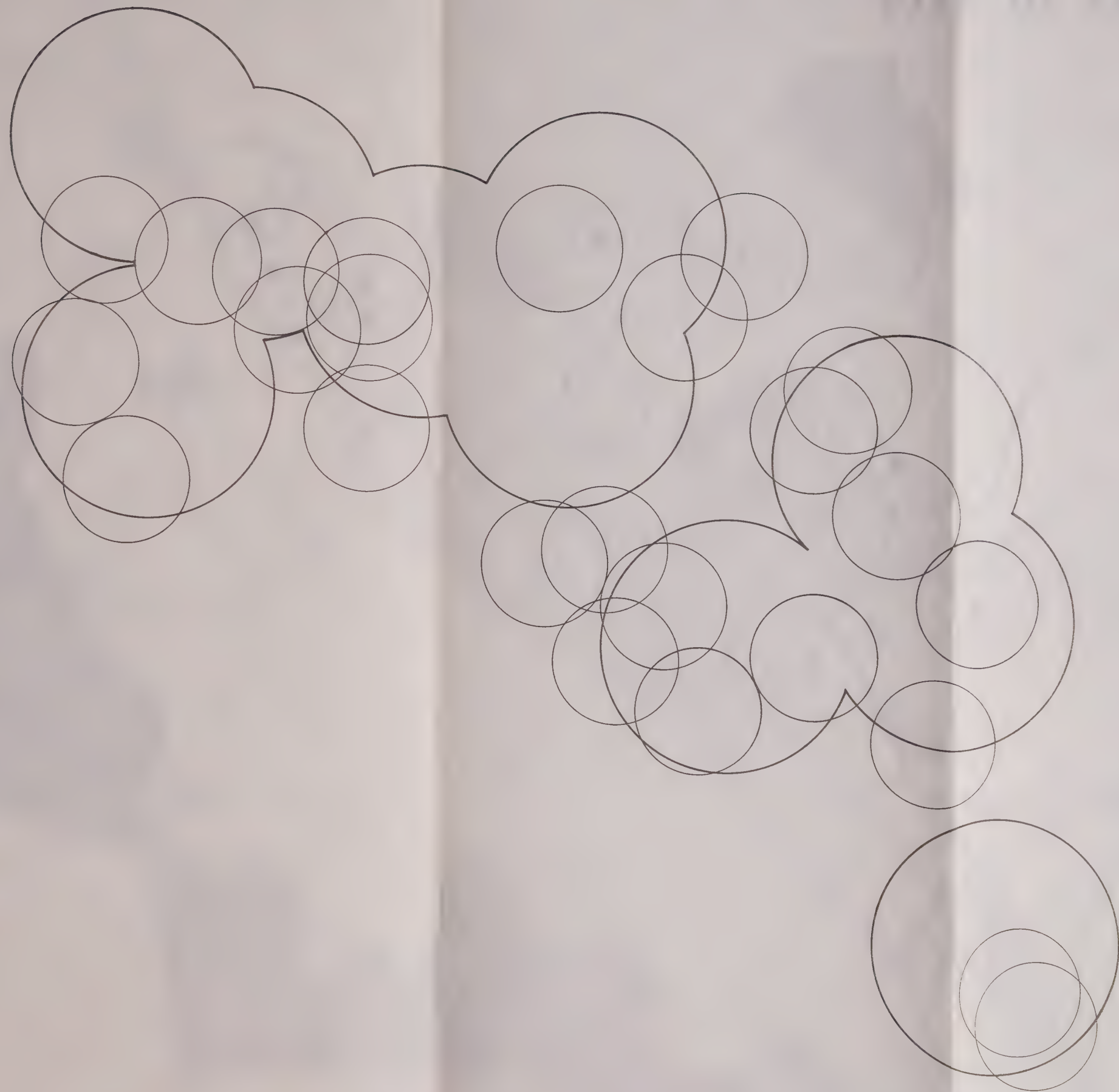
PROPOSED PARK PLAN – ACREAGE BY BENEFIT AREA

BENEFIT AREA	ULTIMATE Du's	COMMUNITY PARK	Ac	Ac/Th Du's	NEIGHBORHOOD PARKS	Ac	Ac/Th Du's	TOTAL COMM. & N. P. Ac/Th/Du's	HISTORICAL PARKS	Ac	Ac/Th Du's	TOTAL Ac/Th/Du	COMMENTS
CENTERVILLE	17.220	CENTERVILLE	10.1		PLAZA AZEVEDO NOLL NEW PARKS	1.1 7.8 2.8 <u>12.0</u> 23.7			WILLIAMS SHINN	1.0 4.5 5.5			Possible neighborhood Park adjacent to Bier Elementary School. Centerville C.P. may be enlarged with FUSD property.
				.59			1.38	<u>1.97</u>			.32	2.29	
LOS CERRITOS	7.441	LOS CERRITOS	12.19		TRAIL & PARK BROOKVALE WESTRIDGE PATTERSON TRAIL CABRILLO CABRILLO SCHOOL PARK	6.55 3.9 6.8 6.0 <u>2.0</u> 24.25							Does not include possible residential in Quarry Area – however, park needs would be partially met by Quarry Park.
				1.64			3.26	<u>4.90</u>				4.90	
IRVINGTON	7.340	IRVINGTON	12.0		RIX MARSHALL BLACOW SCHOOL PARK GRIMMER	7.4 4.4 8.3 <u>2.0</u> 22.1							
				1.63			3.01	<u>4.64</u>			.03	4.67	
NILES	5.010	NILES	129 Tot. 34 Act.		RANCHO ARROYO VALLEJO MILLS	4.35 <u>2.0</u> 6.35			CALIFORNIA NURSERY VALLEJO MILLS	20.08 <u>10.0</u> 30.08			Possible Reduced Capacity if high density in downtown Niles is deleted. High park Ac/th. Du. is due to over – size community park.
				6.79			1.27	<u>8.06</u>			6.00	14.06	
MISSION SAN JOSE	5.790	MISSION SAN JOSE	7.6		GOMES HIGHLANDS BUENA VISTA	11.16 1.3 <u>4.51</u> 16.97							Nature trail offsets slight park deficiency somewhat may be able to increase MSJ Community Park with excess FUSD land.
				1.3			2.93	<u>4.23</u>				4.23	
OLD MISSION	4.748	NEW TARGET PLAN C.P.	25		ARROYO AQUA CALIENTE M.S.J. SCHOOL PARK	4.0 <u>2.0</u> 6.0							Possible increase of 500+ Du's in target area Community park size may be decreased to 18+ acres.
				5.27			1.26	<u>6.53</u>				6.53	
WARM SPRINGS	4.162	WARM SPRINGS	12.02		BOOSTER LONE TREE	8.3 <u>8.9</u> 17.2			HIGUERRA ADOBE PARK	3			Possible increase in Du's in this area.
				2.89			4.13	<u>7.02</u>			.72	7.74	
NORTHGATE	3.930	NORTHGATE	16.0		CRANDALL CRK. NORTHGATE T.P.	5.0 <u>6.3</u> 11.3							
				4.07			2.88	<u>6.95</u>				6.95	
HARVEY	2.230*	HARVEY GRANGER	10.2		LOWRY NEW PARK	5.0 <u>6.0</u> 11.0							N.P. is shown in Phase II Preliminary Development Plan for Ponderosa.
				4.57			4.93	<u>9.5</u>				9.5	
NORTHERN PLAINS	10.130*	NEW PARK	25		NEW PARK NEW PARK NEW PARK	6.0 6.0 <u>6.0</u> 18.0							
				2.47			1.78	<u>4.25</u>				4.25	
Total City (excluding central areas)	68.001		164.1	2.4		156.87	2.3	4.7		38.83	.57	5.27	

*Ultimate dwelling unit figures are based on the adopted General Plan holding capacities for the Harvey and Northern Plains Benefit areas. Preliminary results of the city's traffic study indicate that the combined holding capacity of these areas may be reduced to 8000+ units. Should this occur, the neighborhood and community park acreage per thousand dwelling units would be increased to 14.6 Ac/Th/Du's for the Harvey Park District and 6.5 Ac/Th/Du's for the Northern Plains Benefit District.







CITY OF FREMONT

LEGEND

City, Regional, & National Parklands (existing, proposed, deleted)

Trail for hiking only, unless otherwise indicated

Salt Evaporators

Marsh

Hill Area

Bicycle Route

existing proposed deleted

Community Park

existing proposed deleted

Neighborhood Park

existing proposed deleted

Historical Park

existing proposed deleted

ABBREVIATIONS

CP = Community Park

HP = Historical Park

NP = Neighborhood Park

SP = School Park

CC = Community Center

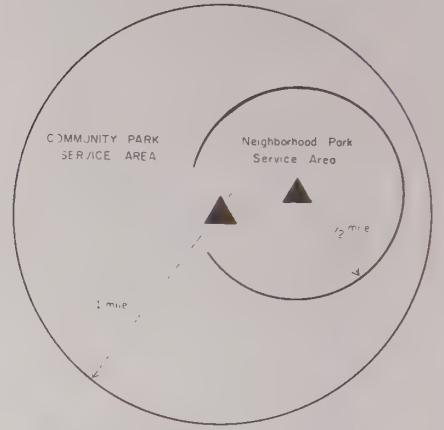
ES = Elementary School

JHS = Junior High School

HS = High School

PS = Parochial School

Lib = Library



FREMONT GENERAL PLAN RECREATION ELEMENT

PARK BENEFIT DISTRICTS* AND COMMUNITY CENTER AREAS*

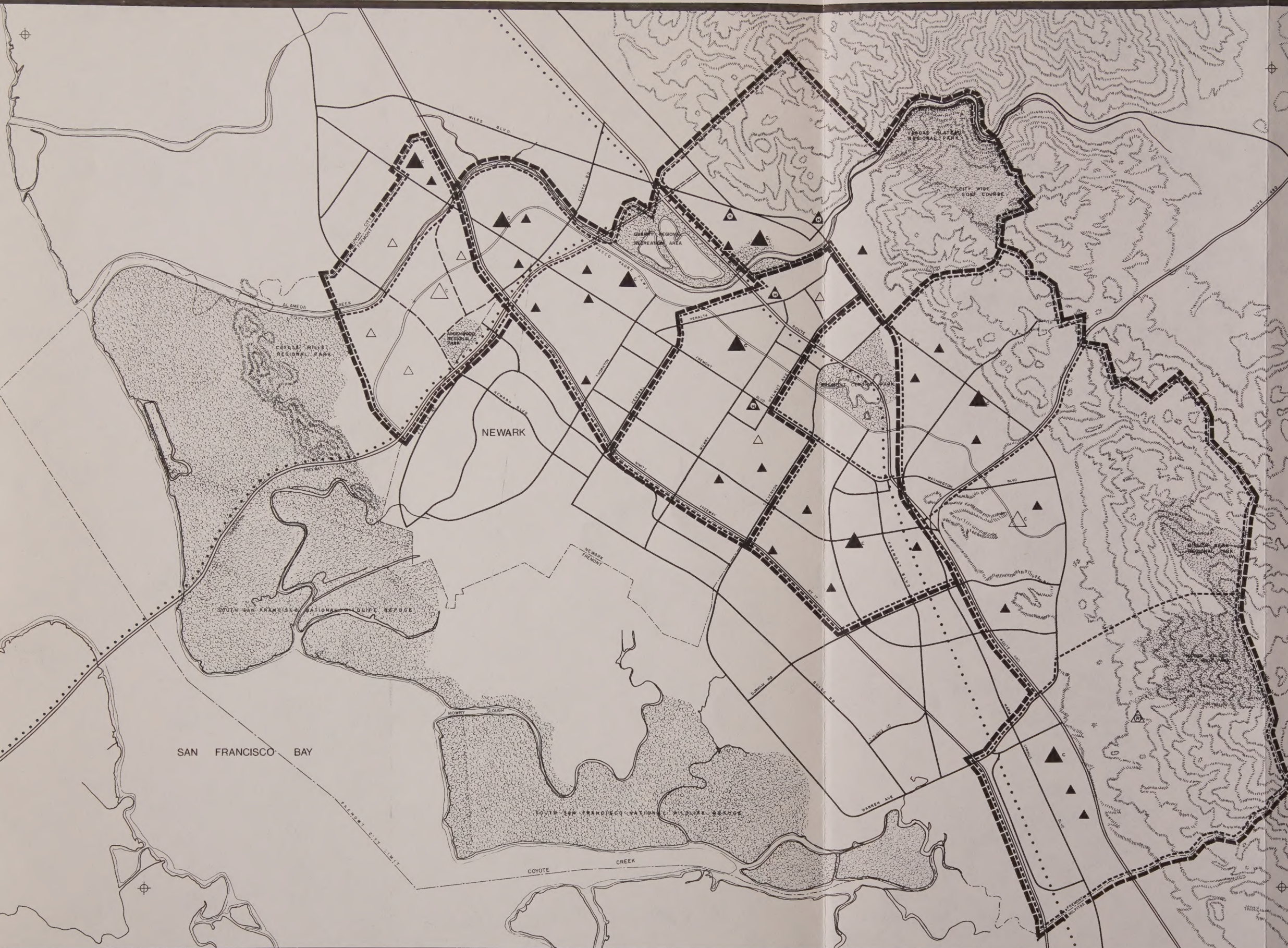
- ▲ EXISTING NEIGHBORHOOD PARK
- △ PROPOSED NEIGHBORHOOD PARK
- ▲^c EXISTING COMMUNITY PARK
- △^c PROPOSED COMMUNITY PARK
- ⊙ EXISTING HISTORICAL PARK
- ⊙^c PROPOSED HISTORICAL PARK
- ▨ CITY WIDE, REGIONAL and NATIONAL PARKS
- PARK BENEFIT DISTRICT
- ===== COMMUNITY CENTER AREA
- ===== FREEWAY
- ===== THOROUGHFARE
- ===== PARKWAY
- ... RAPID TRANSIT
- ===== ROUTE SUBJECT TO FURTHER STUDY

* PARK BENEFIT DISTRICTS AND COMMUNITY CENTER AREAS ARE NOT A PART OF THE RECREATION ELEMENT OF THE GENERAL PLAN BUT ARE SHOWN ON THIS MAP FOR EASE OF REFERENCE. APPROVED BY MOTION BY CITY COUNCIL ON 3-20-73.



THIS MAP ACCOMPANIES THE TEXTUAL MATERIALS OF THE RECREATION ELEMENT OF THE FREMONT GENERAL PLAN. IT IS INTENDED TO ILLUSTRATE THE CONCEPTS AND PROPOSALS OF THE ELEMENT AND SHOULD BE USED FOR GENERAL PLANNING PURPOSES ONLY. PRECISE PARK DESIGN IS REFLECTED ON INDIVIDUAL PARK MASTER PLAN MAPS.

MAP 2



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